MAY WHETTER & GROSE

31 PENNOR DRIVE, ST. AUSTELL, PL25 4UW

OFFERS IN EXCESS OF £450,000

OFFERED WITH NO ONWARD CHAIN A WELL SITUATED DETACHED HOUSE OFFERING SPACIOUS AND VERSATILE LIVING ACCOMMODATION. THE PROPERTY HAS FOUR/FIVE DOUBLE BEDROOMS AND TWO/THREE GENEROUS RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A DOUBLE GARAGE, AMPLE OFF ROAD PARKING AND CONSERVATORY TO THE REAR. THE PROPERTY OCCUPIES A NO THROUGH ROAD SETTING AND OCCUPIES A QUIET AND POPULAR RESIDENTIAL LOCATION. UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL KEPT FAMILY HOME LOCATED IN CLOSE PROXIMITY TO ST AUSTELL TOWN CENTRE. EPC - C

Location
St Austell town centre is situated approximately ½ mile away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions
From Asda on Southbourne Road, head along and at the traffic lights turn left on to Sawles Road. Head up Sawles Road, past Horsley Rise on the left. Take the next left on to Belmont Road. Follow the road along past Chisholme Court, the retirement complex on your left, as the road narrows, head down taking the next left hand turning into Pennor Drive. Follow the road around and take the first left hand turn onto a no through road. The property is located on the right hand side of this no through road.

Accommodation
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with twin inset obscure glass detailing allowing external access into entrance hall.

Entrance
8'0" x 4'2" (2.45 x 1.29)
Matching slimline sealed glazed units to right and left hand side of front door. Upvc double glazed feature window to right side elevation, a fantastic focal point. Hard wood door with full length obscure glazing provides access through to inner hall and door to the left hand side opens to provide access to a useful in-built storage recess offering shelved and hanging storage facilities. Carpeted flooring.

Inner Hall
16'10" x 7'10" (5.14 x 2.39)

Doors off to kitchen area, dining area, lounge, reception three/bedroom five and ground floor WC. Carpeted flooring. Radiator.

W.C.
6'0" x 3'10" (1.85 x 1.19)

Upvc double glazed window to front elevation with obscure patterned glazing. Matching two piece white WC suite comprising low level flush WC with dual flush technology and recessed controls with door to left hand side opening to provide access to in-built storage and shelved recess to the right hand side with roll top work top above offering additional storage options. Pedestal hand wash basin with central mixer tap. Tile effect vinyl flooring. Radiator. Part wood clad walls.

Kitchen/Diner
14'9" x 20'3" (4.51 x 6.18)

Upvc double glazed window to rear elevation providing a spectacular outlook over open fields to the rear of the property. Sliding door through to conservatory from dining area. Double wooden doors open to provide access through to the lounge. Upvc double glazed door with upper obscure glazing provides access to covered side access. Sliding door through to utility. Matching kitchen base units finished in black high glass, roll top work surfaces. The kitchen benefits from a useful central island. Space for De'Longhi mains gas range with aqua glass splash back and large fitted extractor hood above, the low level splash back extends around the rest of the kitchen work surfaces. Tile effect vinyl flooring. Space for a generous dining table. Composite one and half bowl sink with matching draining board and central adjustable mixer tap. The kitchen benefits from integral fridge, freezer and modern vertical radiator. Agents Note: If a separate dining area is required doors could easily be installed to segregate the kitchen from the dining room.

Utility
9'3" x 4'8" (2.83 x 1.44)

Sliding doors provide access directly from the kitchen. Upvc double glazed window to front elevation. Matching wall and base kitchen units, roll top work surfaces. Composite sink with matching draining board and central mixer tap. Space for washing machine. Continuation of tile effect vinyl flooring. Upvc clad walls and ceiling. A useful utility space.

Conservatory
13'1" x 7'5" (4.01 x 2.27)

Upvc double glazed patio doors to side elevation with full length glazing provides external access. The remainder of the right and rear elevations are in the form of double glazed windows. Polycarbonate roof. Tiled flooring. Radiator. This area also benefits from the addition of electric and light.

Lounge
20'3" x 16'7" (6.18 x 5.07)

Upvc full length double glazed window to rear elevation provides a lovely outlook over the enclosed garden and in turn open countryside beyond. Additional Upvc window to right hand side elevation overlooking the conservatory. Exposed wood flooring. As previously mentioned door back through to inner hall. Modern vertical radiator. Focal open fireplace with polished black granite mantle with matching display shelves to either side and slate hearth. Feature wood clad wall. Television aerial point.

Reception Three/Bedroom Five
15'10" x 10'4" (4.83 x 3.16)

Upvc double glazed window to front elevation providing a great deal of natural light. Carpeted flooring. Radiator. To the rear elevation a door opens to provide access to an in-built storage recess offering shelved storage options with the meter located via a cubby hole to the rear. Textured walls. Currently utilised as an office, this room would serve a multitude of purposes and would comfortably house a double bed.

Covered Side Access
11'3" x 2'10" (3.43 x 0.88)
Located to the right hand side of the property to the front elevation a wooden lockable door opens to provide external access. To the rear is an electronically controlled shutter providing secure access to the rear garden. To the right hand side a door opens to provide access to the attached double garage and to the left hand side Upvc double glazed door provides access through to the kitchen.

Double Garage
18'8" x 18'2" (5.71 x 5.54)
A useful addition to the property with twin fibre glass doors opening to provide vehicular access. To the rear elevation is a Upvc double glazed window to either side and a Upvc double glazed door with upper glazing providing external access. This integral double garage benefits from the addition of light and power. The garage doors are electric. Mains fuse box and mains gas point are located within. Currently utilised as a workshop by the current owner. Once the internal dividing wood frame configuration is removed this double garage would comfortably house two vehicles.

Landing
20'3" x 7'10" (6.19 x 2.41)
A generous well proportioned landing with Upvc double glazed window to front elevation providing natural light. Carpeted flooring. Radiator. Doors off to

bedrooms four, one, two, three and family bathroom. Additional door opens to provide access to useful in-built storage void offering a great deal of storage facilities with the mains gas central heating boiler located within with carpeted flooring.

Bedroom Four
10'4" x 7'10" (3.15 x 2.41)
Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

Bedroom One
20'3" x 13'1" (6.19 x 3.99)

A generous twin aspect principal bedroom with Upvc double glazed window to rear elevation enjoying an elevated outlook over countryside to the rear of the property. Additional Upvc double glazed window to side elevation. Door through to en-suite shower room. Triple full length mirrored doors open to provide access to an in-built wardrobe offering shelved and hanging storage facilities. To the left hand side an additional door opens to provide access to another in-built storage void with further storage facilities. Carpeted flooring. Radiator.

En-Suite Shower Room
8'5" x 5'7" (2.57 x 1.72)

Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, large fitted shower enclosure with wall mounted electric shower and fitted shower enclosure with curved shower screen. Circular ceramic hand wash basin with central mixer tap set on vanity unit offering additional storage options below and work surface offering additional storage to either side. Wall mounted mirror with matching wall storage above. Electric plug in shaver point. Water resistant cladding to water sensitive areas. Wood effect vinyl flooring. Heated towel rail. Upvc clad ceiling. Fitted extractor fan. A well presented en-suite shower room.

Bedroom Two
11'10" x 10'5" (3.62 x 3.18)

Upvc double glazed window to rear elevation again offering spectacular views over open countryside to the rear of the property. Carpeted flooring. Radiator. Full length mirrored door and two doors open to provide access to a useful in-built wardrobe offering shelved and hanging storage facilities.

Bedroom Three
10'7" x 11'10" (3.25 x 3.62)

Upvc double glazed window to rear elevation with views over open countryside to the rear of the property. Carpeted flooring. Radiator. Twin doors open to provide access to in-built wardrobe providing shelved and hanging storage facilities with the right hand door being full length mirror. Loft access hatch.

Family Bathroom
9'4" x 7'10" (2.87 x 2.40)

Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, p-shaped panel enclosed bath with wall mounted shower over and glass shower screen. Twin sinks with drawer storage below, large mirror above and glass splashback below. Tile effect vinyl flooring. Fitted extractor fan. Heated towel rail. Tiled walls to water sensitive areas.

Outside

To the front and located on the right hand side of the no through road, the front garden is mainly laid to well kept lawn with three well kept trees located in the front garden. To the left hand side is a granite chipped walkway which flows down the left hand side of the property but does not give access to the rear garden. Centrally is the main access door with the covered side accessed via a door between the garage and the property.

To the right hand side is the double garage with off road parking to the front for two vehicles.

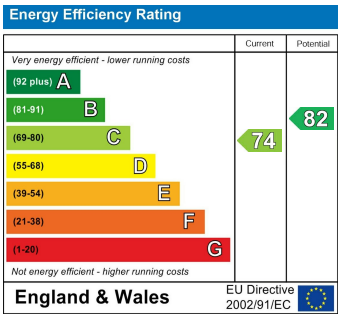
To the rear of the property as previously mentioned either accessed via the conservatory or the covered side walkway between the property and garage or the Upvc double glazed door to the rear of the garage, is the enclosed and well kept rear garden.

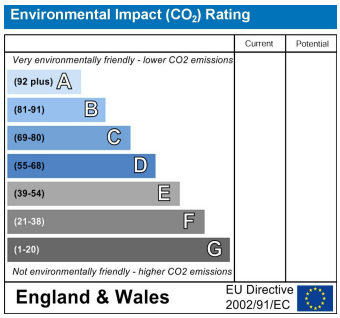
An elevated patio flows across the rear of the property and provides access to an outdoor tap. This area will comfortably house a table and chairs. Steps lead down to a lower area of astro turf with steps leading off to the left hand side to a sunken area of lawn and a disabled friendly ramp to the right hand side of the elevated patio/astro turf.

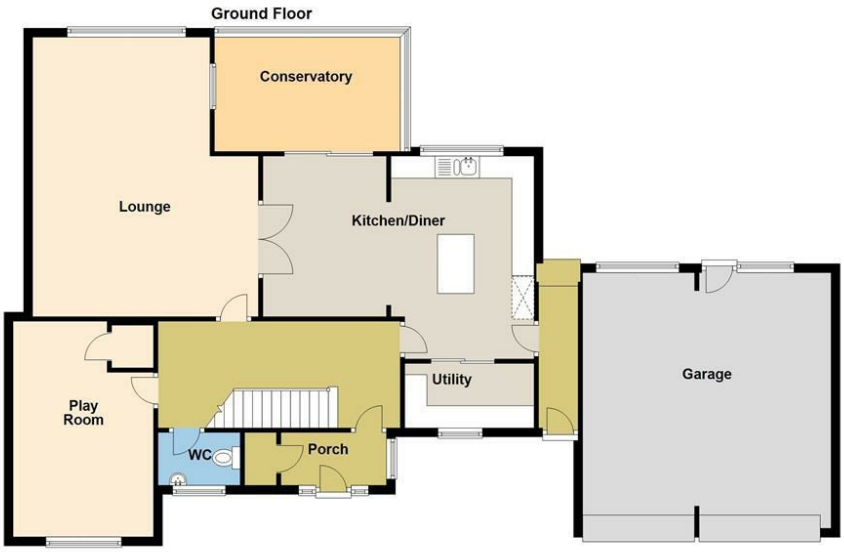
The remainder of the rear garden is laid to lawn and well enclosed with wood fencing to right, left and rear elevations. The rear garden is well stocked with an array of evergreen planting and shrubbery. To the far left hand corner is a circular paved patio with a wooden storage shed to the right hand side.

To the far right hand corner is an additional wooden storage shed set on chippings with a further manageable area of lawn located to the rear, next to a vegetable patch.

Council Tax Band - E







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