



## **CREAKAVOSE PARK ST STEPHEN PL26 7NB**

### **SUPERLY PRESENTED SPACIOUS DETACHED HOUSE**

This well-presented property has benefited from significant high-quality improvements by the current owner and is located in a popular village with excellent access to the A30, St Austell, Truro and Newquay.

In brief the property comprises: Entrance Hall, Generous Lounge/Diner, Kitchen/Diner, Utility, 3/4 Bedrooms, Principal with En Suite and family bathroom. The property also benefits from gardens to the front and rear and parking.

**An internal viewing is highly recommended to fully appreciate the quality of presentation, comfort, space and charm this lovely home has to offer.**

### **Key Features**

Well-Presented  
Detached House

Spacious Living  
Accommodation

3/4 Bedrooms  
Principal with En Suite

Improvements by  
Current Owner

Front & Rear Gardens

Driveway Parking

Quality Home  
Viewing Recommended

## About the Property and Location

This substantial detached home provides generous living space with three to four well-proportioned bedrooms, including a principal bedroom that benefits from a stylish en suite shower room. The accommodation flows beautifully and is complemented by a level, landscaped garden designed for ease of maintenance. The property has benefited from significant high-quality improvements by the current owner.

St. Stephen is conveniently located just as short drive from the A30, Truro, St Austell and Newquay. Within walking distance is a village shop, post office, doctors' surgery, public house, playing field and both primary and secondary schools. The town of St Austell is just 5 miles distant and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley, Further Education College, schools and public houses.

## ACCOMMODATION COMPRISSES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed double entrance door with uPVC double glazed window to the side. Modern electric heater. Tiled floor. Stairs to the first floor. Oak door to:

### Lounge/Diner

#### **24' 7" x 12' 6" (7.5m x 3.8m)**

A spacious dual aspect room. In the lounge there are uPVC double glazed windows to the front and side. An attractive fire surround with marble effect hearth and feature electric fire. Two modern electric heaters. uPVC double glazed French doors from the dining area lead to the garden. Double oak doors open to:

### Kitchen/Diner

#### **13' 5" x 12' 2" (4.1m x 3.7m)**

A good range of wall, base and drawer units in Shaker style with worktops over incorporating a one and a half bowl sink and drainer. Cooker with glass canopy extractor over. Space for fridge/freezer. uPVC double glazed window to the side. uPVC double glazed French doors to the patio. Part-tiled walls. Tiled floor. Electric wall heater. Oak doors to understairs storage cupboard and utility.

### Utility Room with WC

#### **12' 2" x 8' 6" (3.7m x 2.6m)**

Space and plumbing for a washing machine and tumble drier. Wall cupboards. Wash-hand basin. Enclosed low level WC. Excellent storage area and space for further white goods. Door to additional:

### Storage Area

#### **8' 6" x 4' 7" (2.6m x 1.4m)**

With up and over garage door.

*(The utility room and storage area was once a garage and could easily be reinstated if required).*

### First Floor Landing

An appealing L-shaped landing with white balustrade. Oak doors to 3 bedrooms, family bathroom and airing cupboard.

### Family Bathroom

uPVC double glazed window to the side elevation. White suite comprising bath with shower over, low level WC and pedestal wash-hand basin. Heated towel rail. Part-tiled walls.

### Principal Bedroom

#### **15' 5" x 10' 2" (4.7m x 3.1m) max**

uPVC double glazed window to the front. Electric heater. Wardrobe recess. Opening to:

### Dressing Room/Bedroom 4

#### **12' 2" x 11' 10" (3.7m x 3.6m)**

uPVC double glazed window to the front elevation. Access to the insulated and partially boarded loft, with velux window and pull-down ladder.

*(This room could be easily reinstated to a bedroom, by creating a doorway from the landing).*

### Principal En Suite

uPVC double glazed window. Shower cubicle with curved sliding door. Low level WC. Wash-hand basin. Fully-tiled walls. Heated towel rail.

### Bedroom 2

#### **12' 6" x 8' 10" (3.8m x 2.7m)**

uPVC double glazed window to the rear elevation. Electric panel heater.

### Bedroom 3

#### **9' 2" x 8' 10" (2.8m x 2.7m)**

uPVC double glazed window to the rear elevation. Electric panel heater.

### Exterior & Parking

To the front of the property is an area of lawn with established trees and shrubs. A driveway providing parking for 3 cars. To the rear the property has been improved with slate coloured paving providing an excellent area for entertaining.

### Additional Information

#### **EPC 'C'**

#### **Council Tax Band 'D'**

**Services** – Mains Electric & Drainage

**Improvements by Current Owner** - windows and doors, solid oak internal doors, kitchen, German electric heating, paved garden for ease of maintenance. Creation of utility area.

**Solar Panels** - Owned

**What 3 words** - //seagulls.perfectly.debate

**Property Age** - 1992

**Tenure** - Freehold

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



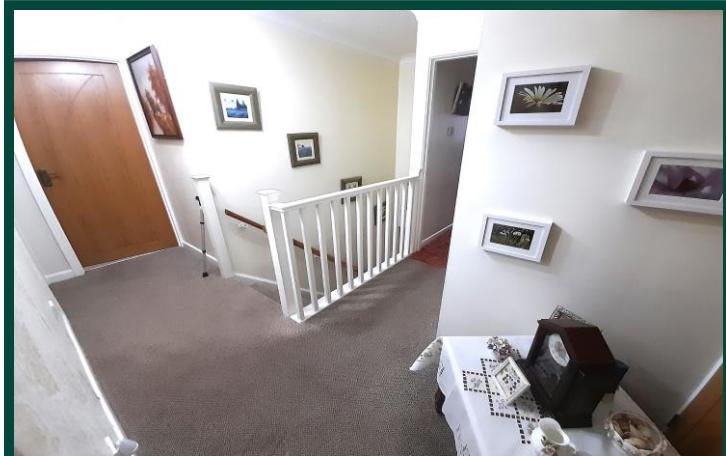
**Lounge / Diner**



**Lounge Area**



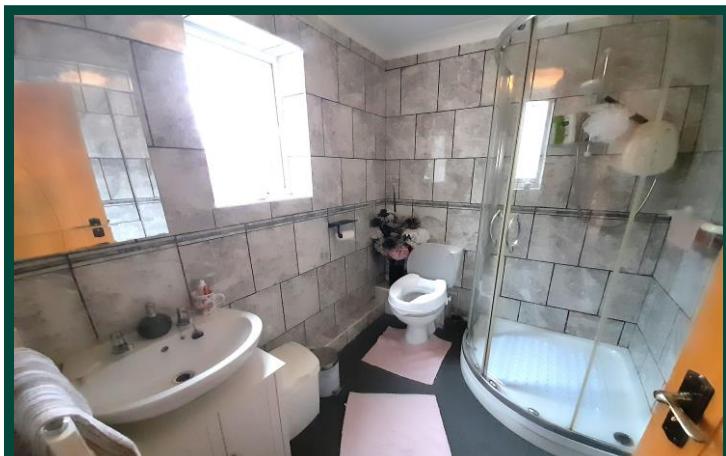
**Kitchen / Diner**



**Landing**



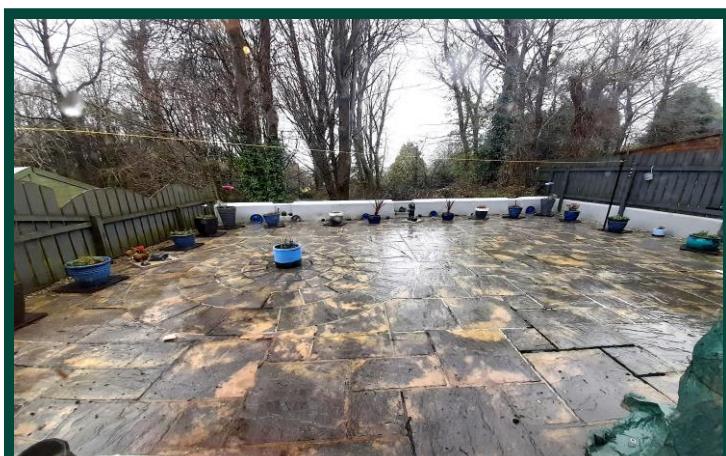
**Principal Bedroom**



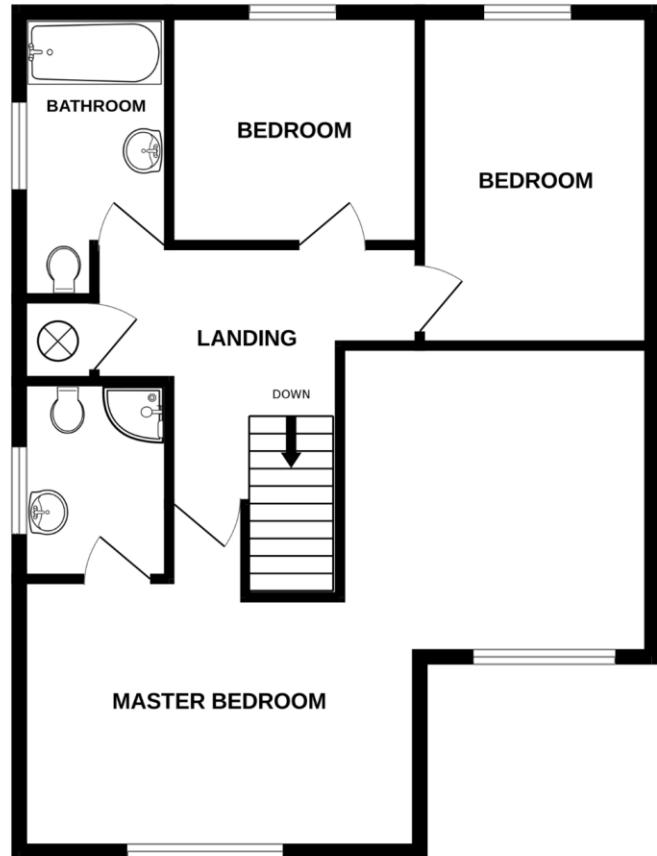
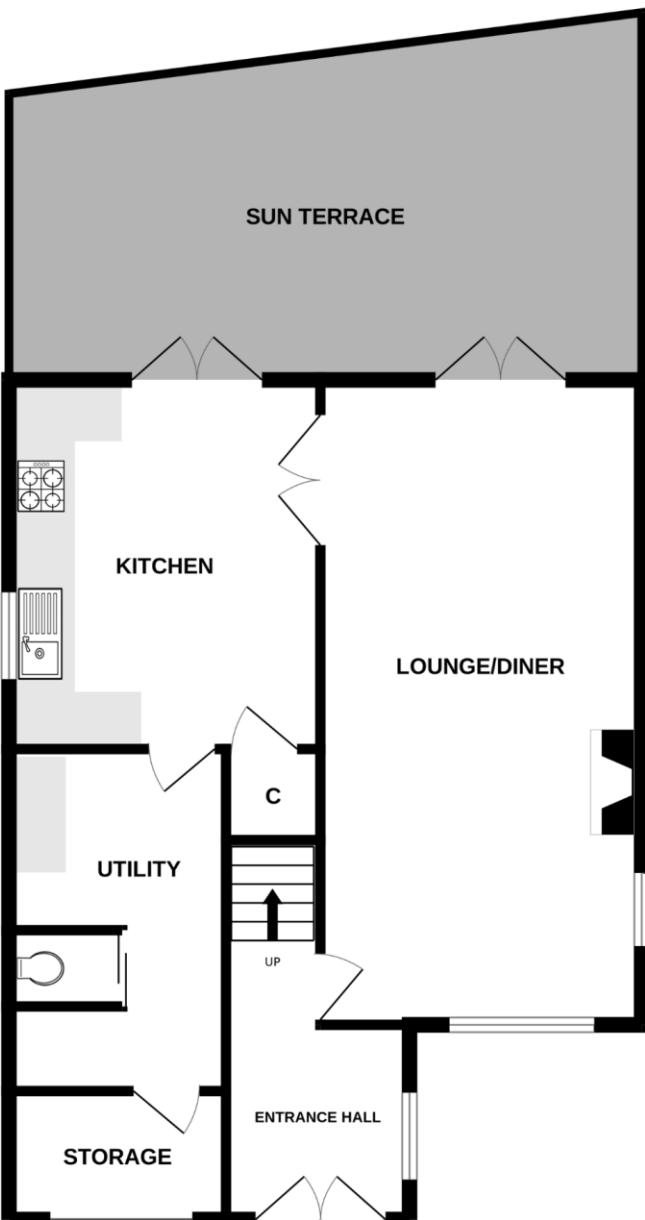
**Principal En Suite**



**Bedroom 2**



**Rear Garden**



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	85
55-68	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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