Springfield Close

St. Austell

PL25 3BN

Offers In Excess Of £250,000

- THREE BEDROOM SEMI DETACHED HOUSE
- IDEAL FAMILY HOME
- MODERNISED THROUGHOUT
- UTILITY ROOM
- OPEN PLAN LIVING ROOM/KITCHEN
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
Part of Smart Property Group

Tenure - Freehold
Council Tax Band - C
Floor Area 721.20 sq ft

3

1

2

69

PROPERTY DESCIPTION

Smart Millerson Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached home, thoughtfully renovated to an exceptional standard and combining contemporary design with bespoke finishes throughout. Offering stylish and versatile living accommodation, this stunning property is ideal for families, first-time buyers, or those looking to upsize.

The welcoming entrance hall leads into a spacious and elegant living area, which flows seamlessly into the heart of the home a stunning open-plan kitchen, dining and living space. Designed with both everyday family life and entertaining in mind, the modern kitchen features high-quality cabinetry, sleek worktops, and ample preparation space, while the open-plan layout creates a bright and sociable environment. Bespoke design elements and custom lighting throughout the property enhance every room, creating a sophisticated and luxurious finish.

To the rear, a generous conservatory provides an additional reception area, enjoying views over the garden and offering the perfect space to relax throughout the year. The ground floor is further complemented by a practical utility room and access to useful garage storage, providing excellent functionality and additional space.

Upstairs, the property offers three well-proportioned bedrooms, each finished to a high specification and benefiting from built-in storage, providing practical and stylish solutions while maximising floor space. A contemporary family bathroom completes the first floor, featuring modern fixtures and fittings.

Externally, the home benefits from a private rear garden, providing the ideal setting for outdoor entertaining, relaxing, or family life. To the front, there is off-road parking, adding further convenience.

Situated in a sought-after location close to well-regarded schools, local amenities, and excellent transport links, this exceptional home effortlessly blends modern living with bespoke craftsmanship. Early viewing is highly recommended to fully appreciate the quality, attention to detail, and stylish finish this outstanding property has to offer.

LOCATION

Ideally positioned within easy walking distance of St Austell town centre, this property enjoys excellent access to a wide range of amenities, including independent shops, cafés, restaurants, supermarkets, and leisure facilities. The property is also well placed within the catchment area for Mount Charles School, together with the highly regarded secondary schools Penrice Academy and Poltair School.

St Austell offers superb transport connections, with a mainline railway station providing direct services to London Paddington and Penzance, making it an excellent choice for commuters and those travelling further afield.

Just a short drive away lies the picturesque historic harbour of Charlestown, famed for its beautifully preserved Georgian architecture and traditional tall ships. A sought-after filming location, Charlestown has featured in productions including The Eagle Has Landed, Mansfield Park, and Poldark. Today, it remains one of Cornwall's most popular coastal destinations, offering an array of waterside cafés, acclaimed restaurants, and scenic coastal walks.

The surrounding area is home to some of Cornwall's most celebrated attractions, including the world-renowned Lost Gardens of Heligan and the iconic Eden Project. With breathtaking coastline, beautiful countryside, and a wealth of outdoor pursuits all within easy reach, this location perfectly combines everyday convenience with the very best of Cornish living.

THE ACCOMMODATION COMPRISES

(Please see all measurements on the floorplan)

ENTRANCE HALLWAY

uPVC double glazed door. Built in storage ideal for storing coats and shoes . Skirting. Oak laminate flooring. Doors leading to:

OPEN PLAN LIVING AREA

Skimmed ceiling. Double glazed bay window to the front aspect. Under-stairs storage cupboard. Breakfast bar with colour changing lights below. Radiator. Television point. Telephone point. Skirting. Oak laminate flooring. Double doors leading out the conservatory.

KITCHEN

Skimmed ceiling. Recessed spotlights Double glazed window to the rear aspect with fitter roller blind. A range of wall and base fitted storage cupboard and drawers. Quartz worktops. Integrated oven with four ring gas hob and extractor hood over. Stainless steel wash basin with mixer tap and drainage board. Space for a fridge-freezer. Under unit spotlights. Multiple plug sockets. Skirting. Oak laminate flooring.

CONSERVATORY

Multiple double-glazed windows. Multiple plug sockets. Oak laminate flooring. Sliding dour out the rear garden.

UTILITY

Skimmed celling. A range of wall and base fitted storage cupboards. Sink with mixer tap. Multiple plug sockets . Plumbing and space for washing machine, tumble dryer and fridge/freezer. Oak Laminate flooring.

FIRST FLOOR LANDING

Skimmed celling. Recessed spotlights. Access into a partially boarded loft space. Built-in storage cupboard, housing the hot water cylinder. Smoke sensor. Thermostat. Multiple power sockets. Skirting. Carpeted flooring.

BEDROOM ONE

Skimmed ceiling. Double glazed window to the front aspect. Built in storage. Multiple plug sockets. Radiator. Skirting. Carpeted flooring.

BEDROOM TWO

Skimmed ceiling. Double glazed window to the rear aspect. Built in storage including a built in vanity unit. Multiple plug sockets. Radiator. Skirting. Carpeted flooring.

BEDROOM THREE

Double glazed window to the front aspect. Built in storage. Multiple plug sockets. Radiator. Skirting. Carpeted flooring.

FAMILY BATHROOM

Skimmed celling. Recessed spotlights. Frosted double glazed window to the rear aspect. Splash-back tiling. Cubicle housing a mains shower. Wash basin with mixer tap and additional storage underneath. Heated towel rail. W.C. Skirting. Vinyl flooring.

OUTSIDE

To the rear, the property benefits from a fully enclosed, low-maintenance garden, predominantly brick paved to provide an attractive and practical outdoor space. Ideal for al fresco dining, entertaining, or simply relaxing, the garden offers a high degree of privacy and requires minimal upkeep. A particular advantage is the direct access to the garage, providing added convenience for secure parking, storage, or use as a workshop. The garden also benefits from external water and electricity supplies, making it ideal for gardening, outdoor lighting, power tools, or hosting outdoor gatherings.

PARKING

The property benefits from a private driveway, providing convenient off-road parking. In addition, there is ample unrestricted on-street parking available nearby.

SERVICES

This property is connected to mains water, electricity, gas and drainage. It also falls within Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: C
EPC rating: C

The building
Semi-detached house, standard construction
3 bedrooms, 1 bathroom
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL86710):
- There are rules (restrictive covenants) contained in a 1992 document that limit how the land can be used. These are common in residential areas to ensure the neighbourhood remains consistent.
- The owner has promised to follow all existing rules and to protect previous owners from any costs if those rules are broken (known as an indemnity covenant).
- There is a standard legal restriction that prevents the property from being sold or transferred without the mortgage lender's consent. This is a routine requirement for properties with a mortgage and will be settled as part of the normal selling process.
Long-term flood risk: yes — River and sea flooding risk: High; Surface water flooding risk: Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely
Non-coal mining area: yes

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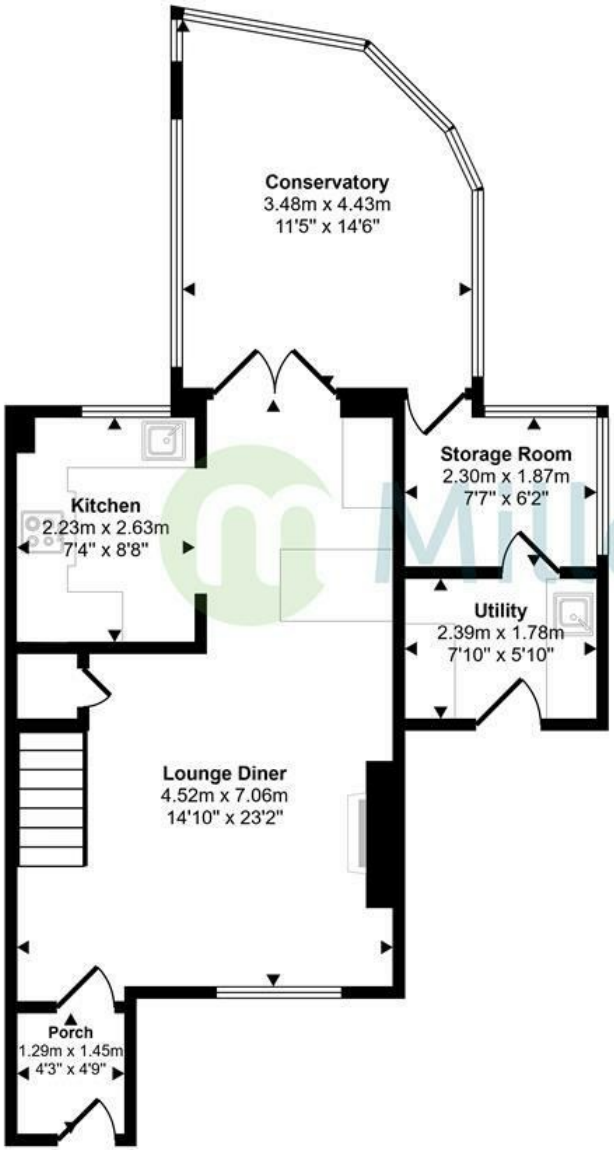
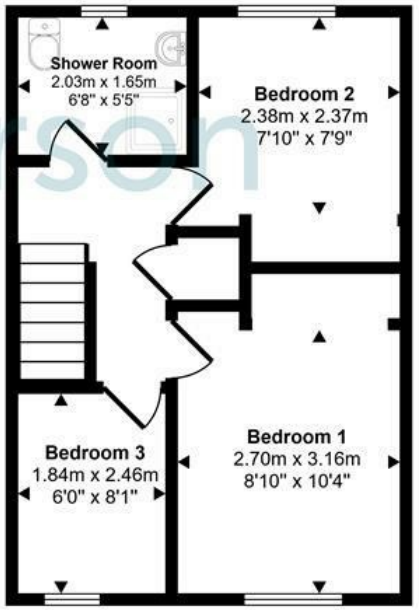
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
90 sq m / 971 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft



First Floor
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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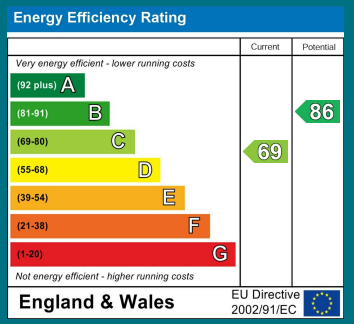
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