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**Orchard Grove,
St. Austell**

Guide Price £340,000
Freehold





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Property Introduction

An opportunity to purchase this detached, spacious family home situated in a tucked away position within a streamside setting.

A generous driveway offers ample parking facilities for several vehicles and is ideal for those with a motorhome as well as access to a detached double garage. Upon entering the property the generous family size accommodation comprises of an entrance hallway, lounge with uPVC double glazed doors accessing the garden, open plan access through to dining room, kitchen, study, utility, four bedrooms, the principal of which has an en-suite along with built-in wardrobes and a family bathroom. Throughout the property has the benefit of uPVC double glazed windows and doors complemented by an LPG heating system as well as owned solar panels.

Externally the gardens are enclosed to the rear enjoying a tranquil streamside setting with a degree of privacy.

Location

St Austell is an historic market town steeped in history and has a long association with the local China Clay industry. A variety of high street multiples are found within the town centre as well as a mainline railway station, leisure centre with places of interest locally including the historic port of Charlestown which has been utilised for many television and period dramas. Within Charlestown are a variety of popular cafes, restaurants and independent shops with further amenities being found at Holmbush and of course the famed Eden Project is also within close proximity.

The cathedral city of Truro is approximately fifteen miles distant, this being the main centre in Cornwall for business and is home to The Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALL

Staircase to first floor and radiator. Access to:-

STUDY 7' 9" x 7' 5" (2.36m x 2.26m)

Window to front elevation. Radiator.

KITCHEN 11' 8" x 10' 3" (3.55m x 3.12m)

Double glazed window to front and side elevation. One and a quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted storage cupboards, a range of work

surfaces. Plumbing for dishwasher, built-in double oven, hob with extractor over. Five drawer storage unit, part tiled walls. Larder style storage cupboard.

CLOAKROOM

Close coupled WC and wash hand basin. Radiator. Under stairs storage cupboard and extractor fan.

UTILITY 8' 1" x 5' 1" (2.46m x 1.55m)

Double glazed door to exterior and double glazed window to rear elevation. Single stainless steel sink unit with mixer tap. Base and wall mounted storage cupboards. Radiator and plumbing for automatic washing machine, extractor fan and part tiled walls.

LOUNGE 19' 6" x 11' 4" (5.94m x 3.45m) maximum measurements

uPVC double glazed doors to exterior with double glazed windows, two radiators. Open archway giving access into:-

DINING ROOM 16' 11" x 9' 8" (5.15m x 2.94m) maximum measurements into bay and recess

Double glazed window to side elevation and radiator.

FIRST FLOOR LANDING

Double glazed window to side elevation. Radiator. Access to loft. Airing cupboard with gas fired boiler. Doors off to:-

BEDROOM ONE 10' 0" x 7' 9" (3.05m x 2.36m)

Double glazed window to front elevation and radiator.

BEDROOM TWO 13' 0" x 10' 5" (3.96m x 3.17m) max. measurements

A dual aspect room with radiator and views towards the viaduct.

BEDROOM THREE 10' 4" x 9' 8" (3.15m x 2.94m)

Double glazed window to side elevation and radiator. Built-in wardrobes.

PRINCIPAL BEDROOM FOUR 13' 7" x 10' 4" (4.14m x 3.15m) maximum measurements

Double glazed window to side elevation and radiator. Built-in quadruple mirror fronted wardrobes. Access to:-

EN-SUITE

Shower cubicle, panelled bath, close coupled WC and pedestal wash hand basin with tiled splashback. Radiator. Extractor fan. Double glazed window.

FAMILY BATHROOM

A corner bath along with a vanity wash hand basin with storage cupboards under and mirror over with lighting, shower cubicle and low level WC. Radiator. Double glazed window, extractor fan and shaver point.

OUTSIDE FRONT

To the front of the property is a generous sized driveway offering ample parking facilities for several vehicles and would be ideal for those with a motor home. The driveway gives access to a:-

DETACHED DOUBLE GARAGE 16' 1" x 15' 8" (4.90m x 4.77m)

Electric up and over door with power connected.

GARDENS

A gateway via the side of property leads round to the side garden with useful storage sheds with access through to the rear garden that has a paved patio and a raised rockery with ornate pond with access down to a lawn which abuts a natural running stream. Steps from the garden give access to a higher level of the rockery looking directly over the garden and the property.

SERVICES

Mains drainage, mains water and mains electric. Bottled LPG gas.

AGENT'S NOTE

The Council Tax band for the property is band 'E'. The solar panels are owned and have a battery.

DIRECTIONS

Proceeding along Truro Road on the B3274, at the traffic lights turn left into Gover Road. turn next right into Grove Road, continuing along taking the third turning on the left hand side into Waters Edge Close, continue to the end taking you into Orchard Grove where the property can be found tucked away on the left hand side in the corner where a MAP For Sale board has been erected for identification purposes. If using What3words:-fats.ocean.meanders

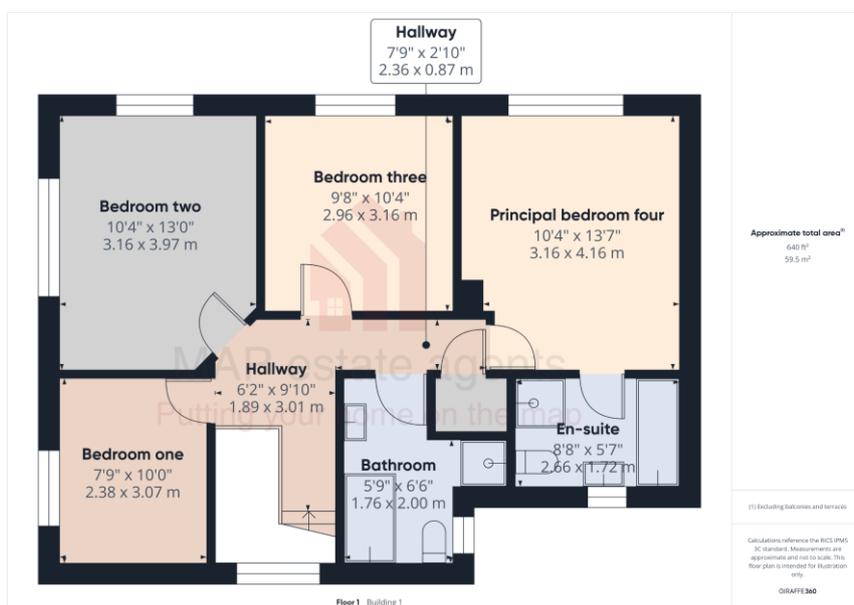


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	65	68
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Large detached family home, streamside setting with enclosed private gardens
- Located in a tucked away corner within a cul-de-sac
- Four bedrooms, principal with en-suite
- Study
- Family bathroom plus ground floor cloakroom
- Lounge and separate dining room
- Kitchen and separate utility room
- uPVC double glazed windows and doors
- LPG central heating system, solar panels with battery
- Detached double garage, additional driveway parking



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