



- THREE BEDROOMS
- RECENTLY BUILT
- IMMACULATE PRESENTATION
- CORNER PLOT

### St. Austell.

This modern three bedroom detached family home built in 2017 has been further improved by the current owners to create an exemplary home which is immaculately presented throughout. Situated at the end of the cul-de-sac with generous corner plot rear garden, garage and driveway parking, an early viewing is thoroughly recommended.

**Asking Price Of £264,950**



## Property Description

This three bedroom detached family home is of the Brancaster design and enjoys a delightful corner plot rear garden with sunny aspect, and landscaping carried out by the owners, including a paved patio with pergola and raised timber clad planting beds stocked with a variety of small shrubs, flowers and trees. The property enjoys a generous kitchen/dining room with additional matching storage cupboards, work surface and fitted breakfast bar, and includes a fitted oven, hob and hood. Both the living room and kitchen/breakfast room offer a light and airy dual aspect design with French doors leading to the adjacent patio and rear garden. To the first floor there are three double bedrooms, the master benefitting from an en suite shower room whilst a family bathroom serves the property as a whole. The presentation remains impeccable throughout with the modern comforts of a gas central heating system and double glazing, with the additional benefits of a garage and driveway parking area. An early viewing is thoroughly recommended in order to appreciate the quality of the presentation offered by this fabulous home.

### LOCATION

Situated in a corner cul-de-sac position within the popular Wain Homes development of Tregorrick Way, the property is conveniently positioned for access to the nearby golf course, beaches and the amenities of St Austell itself. These include a mainline rail link to London Paddington, leisure centre, cinema and bowling alley and a wide variety of restaurants, public houses and supermarkets. Further afield lie the picturesque harbour towns of Mevagissey and Charlestown, the stunning scenery and coastal walks of the Roseland Peninsula and the desolate moorlands of Bodmin and Penwith.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate):

Entrance door with three feature glazed panels leading to the entrance hallway.



### ENTRANCE HALLWAY

6' 7" x 5' 2" (2.01m x 1.59m) Radiator. Wall mounted heating control. Smoke sensor. Staircase to the first floor and doors to:

### KITCHEN/BREAKFAST ROOM

16' 0" x 9' 5" (4.90m x 2.88m) plus an additional recess of 5' 4" x 3' 4" (1.70m x 1.06m) measured wall to wall. Straight edged work surface housing a stainless steel sink and drainer with mixer tap with matching base and cupboards and a built in oven, four ring gas hob and hood above. Space for washer/dryer and fridge/freezer, matching fixed breakfast bar, Ideal Logic System 24 wall mounted gas boiler. Built in wine rack. Radiator. French doors leading to the rear garden.

### LIVING ROOM

16' 0" x 14' 1" (4.90m x 4.30m) maximum. Dual aspect room with electric coal effect fire housed within a marble effect surround, hearth and mantle. Telephone and television points. Two radiators. French doors leading to the rear garden.

### CLOAKROOM

4' 7" x 3' 1" (1.41m x 0.96m) Push button flush WC. Pedestal wash basin. Radiator. Extractor and half tiled walls.

### FIRST FLOOR

### LANDING

Smoke sensor. Loft access. Airing cupboard housing Megaflo hot water system. Radiator. Positive Pressure Ventilation System.

### MASTER BEDROOM

11' 3" x 10' 10" (3.44m x 3.31m) plus the additional door recess. Window to the front elevation. Television point and telephone point. Radiator. Open hanging and clothes storage facility. Door to en suite.

### EN SUITE

7' 6" x 4' 5" (2.31m x 1.37m) Double pan shower with tiled splashbacks and sliding glazed screen. Pedestal wash basin with mixer tap. Push button flush WC. Shaver point. Radiator.

### BEDROOM TWO

9' 4" x 8' 2" (2.87m x 2.51m) Window to the front elevation. Telephone point and television point. Radiator.

### BEDROOM THREE

9' 5" x 7' 6" (2.88m x 2.30m) Window to the rear overlooking the garden. Radiator.

### BATHROOM

6' 7" x 5' 6" (2.02m x 1.70m) measured wall to wall. Panel bath with mixer tap and shower attachment with glazed screen. Pedestal wash basin with mixer tap. Push button flush WC. Tiled splashbacks. Radiator. Shaver point.

### OUTSIDE

### GARAGE

16' 7" x 8' 9" (5.08m x 2.68m) Pitched roof with power, light and metal up and over door.

### PARKING

In addition to the garage there is a driveway parking area immediately to the front of the garage itself.

### FRONT GARDEN

A pathway leads from the pavement and driveway parking to the front entrance door with small gravelled planting bed stocked with flowering shrubs and small plants on the inside with a narrow lawned area of garden to the right of the front entrance door.

### REAR GARDEN

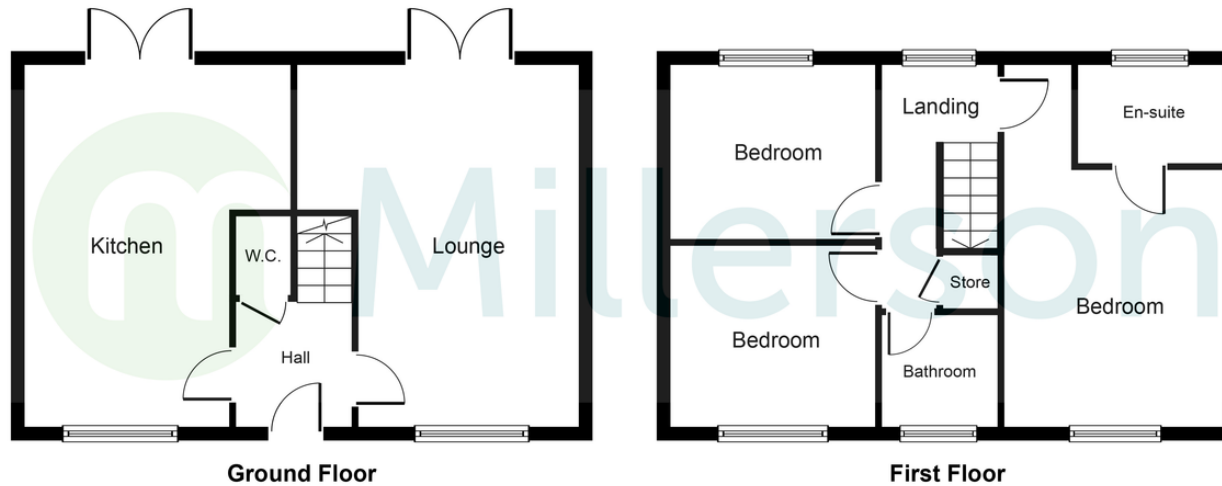
The extensive rear garden enjoys a patio area immediately adjacent to the French doors leading from both the living room and kitchen/breakfast room with a paved pathway leading to a further patio with small pergola and raised timber clad planting beds. These have been stocked with a variety of small shrubs, trees and flowering plants, most notably a cherry blossom, with the boundaries as a whole marked by a timber fence. The gardens themselves are essentially level and laid to lawn and enjoy a sunny south westerly aspect.

### SERVICES

Mains electricity, water, drainage and gas.

### DIRECTIONS

From Truro enter St Austell on the A390 and continue without deviation until passing the Asda Superstore on the right hand side. At the traffic lights take the next right hand turning into Porthpean Road and at the next roundabout turn right into Pelymounter Road and follow this road until reaching Borlase Crescent. Head to the far corner of Borlase Crescent where the property will be found at the end of the cul-de-sac on the left hand side.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**TO ARRANGE A VIEWING PLEASE CONTACT**

**St Austell Office**

**01726 72289**

**st.austell@millerson.com**

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5-6 Market Street, St Austell,  
 Cornwall, PL25 4BB

01726 72289  
 st.austell@millerson.com

[www.millerson.com](http://www.millerson.com)

