

DETACHED HOUSE

£365,000



MOLINNIS ROAD BUGLE PL26 8QS

IMPRESSIVE 5 BEDROOM DETACHED HOUSE

Darcroft is a well-presented 5 bedroom detached family home constructed in the 1970s and is available with no onward chain.

In brief the property comprises: Covered Entrance, Hallway, Shower Room, Lounge, Kitchen/Diner opening into Sun Room, Principal Bedroom with En Suite, 4 further Bedrooms, Family Bathroom and Attic Room.

This impressive property is set on a generous level plot with off road parking for several vehicles, a car port and a tandem garage with workshop. To the rear is a good size level garden. The property is ideally located for those requiring access to the A30.

**Viewing is Recommended
to appreciate the layout**

Key Features

Spacious Family Home

5 Bedrooms with
Principal En Suite

Open Plan Kitchen/Diner
into Sun Room

Attic Room

Generous Parking PLUS
Tandem Garage AND
Workshop

Large Level Garden

NO ONWARD CHAIN

5 Reasons We Love This Property

- ♥ A superb family sized home on a generous level plot
- ♥ Five Bedrooms – the Principal with En-Suite - Walk-in Wardrobe and a Decked Balcony
- ♥ Generous Garden, ideal for the younger members of the family, a keen gardener or that outdoor entertaining space for friends and family
- ♥ An impressive open plan kitchen/dining into sun room – perfect for the whole family
- ♥ Plenty of Parking PLUS a tandem garage, workshop and car port

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Covered entrance with light. Oak double glazed front door. Radiator. Tiled floor. Doors to lounge, kitchen/diner, shower room, tandem garage. UPVC double glazed door to the rear garden. Stairs to the first floor.

Shower Room

uPVC double glazed window to the rear elevation. Shower cubicle with sliding glazed door and electric shower. Low level WC. Pedestal wash-hand basin. Built-in shelving. Tiled walls. Tiled floor. Heater.

Lounge

16' 9" x 10' 10" (5.1m x 3.3m)

uPVC double glazed window to the front. Radiator. Multi-fuel burner with granite hearth. Wall lights.

Kitchen/Diner

16' 9" x 13' 5" (5.1m x 4.1m)

uPVC double glazed window to the side elevation. Oak wall, drawer and base units with granite effect worktop over incorporating a stainless-steel sink with pelmet over incorporating downlights. Under unit lighting. Space with a Range cooker and 6 burner gas hob with stainless steel extractor over. Space and plumbing for a washing machine. Oak cabinet island with granite effect worktop over incorporating base units and wine rack. Part tiled walls. Tiled floor. Central heating radiator. Walk-in understairs cupboard. Inset ceiling spotlights to the kitchen with a ceiling light to the dining area. Access from both the kitchen and dining areas into:

Sun Room

15' 9" x 12' 10" (4.8m x 3.9m)

uPVC double glazed sun room with built in blinds. uPVC patio doors plus French doors which open onto the garden. Tiled floor which continues from the kitchen.

First Floor Landing

Stairs from the entrance hall to a gallery landing with uPVC double glazed window to the side. Airing cupboard with lagged hot water tank and shelving. Pine panel doors to all bedrooms and family bathroom. Two hatches giving access to an insulated and boarded loft with ladder providing storage and the second loft hatch leading to:

Attic Room

17' 5" x 11' 10" (5.3m x 3.6m)

Folding wood ladder with balustrade to the entrance. Finished walls. Inset spotlights. Carpeted. Eaves storage. Double glazed Velux roof light.

Principal Bedroom

14' 5" x 13' 5" (4.4m x 4.1m) max

uPVC double glazed French doors leading to a decked seating area with wooden balustrade and overlooking the garden. Bi-folding doors to a walk-in wardrobe with light. Central heating radiator. Pine door to:

En Suite

7' 3" x 6' 7" (2.2m x 2.0m)

uPVC double glazed window to the rear elevation. Corner shower cubicle fully tiled with Mira electric shower. Low level WC. Pedestal wash-hand basin. Bidet. Central heating radiator. Tiled to dado height. Tiled floor. Ceiling light.

Bedroom 2

17' 5" x 9' 10" (5.3m x 3.0m) max

Two uPVC double glazed windows to the front elevation. Two central heating radiators.

Bedroom 3

10' 10" x 10' 6" (3.3m x 3.2m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom 4

10' 6" x 7' 3" (3.2m x 2.2m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom 5/Office

9' 6" x 6' 3" (2.9m x 1.9m)

uPVC double glazed window to the front elevation. Central heating radiator.

Family Bathroom

9' 6" x 5' 11" (2.9m x 1.8m)

uPVC double glazed window to the rear. Corner jacuzzi style bath with bath shower mixer tap with handset. Low level WC. Pedestal wash-hand basin. Central heating radiator. Fully-tiled walls. Wood effect flooring.

Additional Information

EPC 'D'

Council Tax Band 'C'

Services – Mains Electric & Drainage, Bottled Gas

What 3 words - ///save.reduce.powering

Property Age – 1970s

Tenure - Freehold



Entrance Hall



Lounge



Kitchen Diner



Dining Area into Sun Room



First Floor Landing



Principal Bedroom



En Suite



Bedroom Two

Exterior

Set on a generous level plot, a pillared entrance with lights leads to a parking area for several cars and could easily accommodate a caravan/camper van/work vehicle as well as the family cars. To the side of the property is a car port with power which leads to the rear garden. The garden to the rear is laid mainly to lawn with a good size patio seating area. Established trees to the rear boundary and access to the sun room.

Double/Tandem Garage with Workshop Area -

- **Tandem Garage: 46' 3" x 8' 6" (14.1m x 2.6m)**
Roller door. Power and light. Open arch into:
- **Workshop: 12' 6" x 11' 2" (3.8m x 3.4m)**
Power and light and uPVC window to the side.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

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.



Family Bathroom



Sun Room

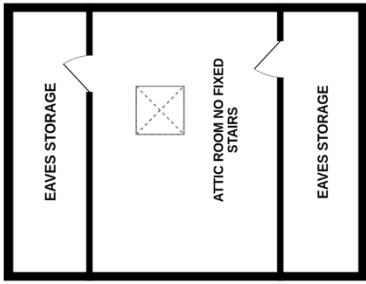


Tandem Garage and Workshop/Store

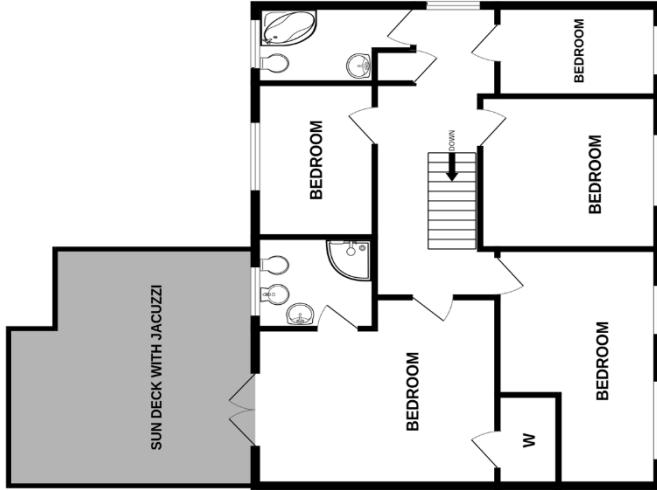


Large Level Garden

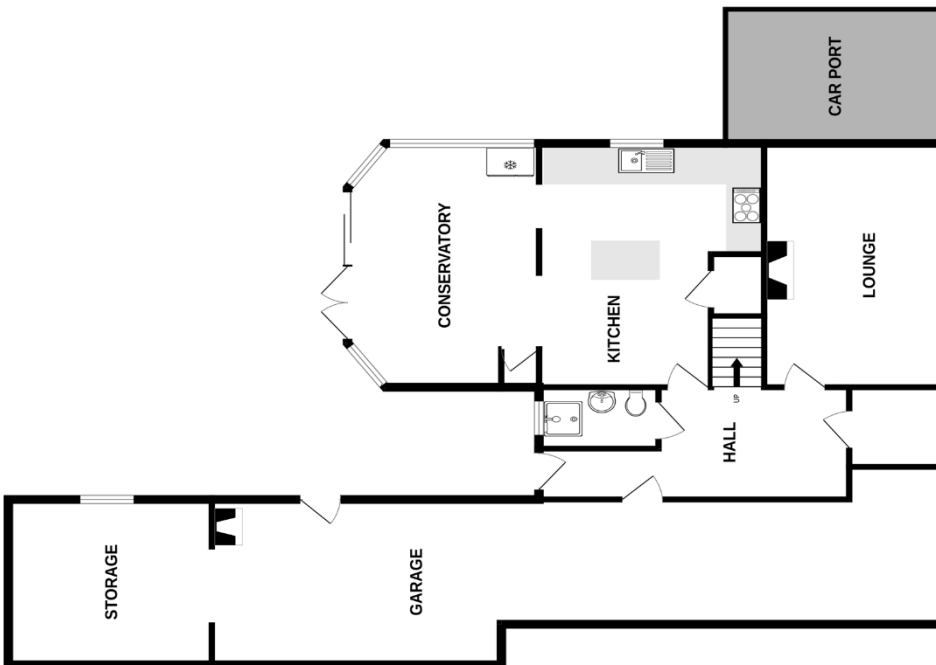
2ND FLOOR



1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



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