



## **HILLSIDE MEADOWS FOXHOLE PL26 7TA**

### **4 BEDROOM DETACHED HOUSE WITH GARAGE AND PARKING**

Welcome to this stylish family home located in the village of Foxhole. This elegant, detached property has much to offer and is available with no onward chain, so book your viewing today!

The property in brief comprises:

Covered Entrance, Hallway, Cloakroom, Kitchen with Utility Area, Lounge with Dining Area. To the first floor there are 4 bedrooms, the Principal with En Suite Shower Room and Family Bathroom. The property also benefits from an attached garage, gardens front and rear, uPVC double glazing and oil central heating and is available with no onward chain.

**\* VIEWING HIGHLY RECOMMENDED \***

### **Key Features**

Impressive  
Detached House

Well-Proportioned  
Layout

Kitchen with Utility

Lounge with French  
Doors to the Garden

Garage & Parking

Front & Rear Gardens

**NO ONWARD CHAIN**

## About The Property and Location

Hillside Meadows is a popular residential estate in the village of Foxhole, just 12 miles from Newquay, the surfing capital of the UK. This stylish and elegant detached family home offers good natural light throughout and the well-proportioned layout provides a comfortable and well-organised living space. The first floor has 4 bedrooms, the principal with an en suite shower room. With gardens to the front and rear, the property would be ideal for a family or a couple seeking that extra space for home working. The village of Foxhole offers a range of local amenities including convenience store, post office, health centre, fish and chip shop, school and recreation ground and is on a regular bus route. The market town of St Austell is approx. 5 miles east with a comprehensive range of amenities including mainline railway station, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

Covered entrance with exterior light and front door into the entrance hall with white panel doors to the lounge and kitchen. Turned stairs with white balustrade and understairs storage cupboard. Radiator. White panel door to:

### Cloakroom

uPVC double glazed window. Low level WC, pedestal wash-hand basin. Central heating radiator.

### Lounge with Dining Room

**23' 11" x 11' 2" (7.3m x 3.4m)**

An appealing room with generous natural light from the uPVC double glazed French doors leading to the decked seating area and uPVC double glazed window to the dining area. Inset ceiling spotlights. Two central heating radiators. Fireplace with raised tiled hearth and remote control fire. White panel door to:

### Kitchen with Utility Area

**15' 9" x 8' 10" (4.8m x 2.7m)**

uPVC double glazed window to the front elevation. A good range of wall and base units with drawers in maple effect with butchers block style worktop over incorporating one and a half bowl stainless steel sink. Built-in appliances include Montpellier oven with Hotpoint ceramic hob over with stainless steel extractor, fridge. Space and plumbing for a dishwasher. There is also a utility area with space and plumbing for a washing machine and tumble dryer or undercounter freezer. Butchers block style worktop over. uPVC double glazed door to the side, giving access to both the front and rear gardens.

### First Floor

Attractive turned stairs with white balustrade and part-gallery landing. Access to an insulated loft. White panel doors to all bedrooms and family bathroom.

### Principal Bedroom

**12' 2" x 10' 2" (3.7m x 3.1m)**

uPVC double glazed window to the front. Two double built-in wardrobes with dressing area inset spotlights. Central heating radiator. White panel door to:

### En Suite

uPVC double glazed window to the side. Generous walk in shower. Low level WC. Vanity unit with wash-hand basin and storage. Central heating radiator. Part-tiled walls. Tile effect vinyl flooring.

### Bedroom

**14' 9" x 8' 2" (4.5m x 2.5m)**

uPVC double glazed window to the rear with distant country views. Built-in shelving. Central heating radiator.

### Bedroom

**8' 10" x 8' 2" (2.7m x 2.5m)**

uPVC double glazed window with distant country views. Central heating radiator.

### Bedroom

**8' 6" x 8' 2" (2.6m x 2.5m)**

uPVC double glazed window to the front. Two double built-in wardrobes. Central heating radiator.

### Family Bathroom

uPVC double glazed window. White suite comprising bath with shower over and glazed shower screen, low level WC and pedestal wash hand basin. Part-tiled walls. Tile effect vinyl flooring. Central heating radiator.

### Exterior

To the front is an area of lawn with shrub and flower borders. A paved drive leads to the garage. To either side are gates giving access to the rear garden which comprises a generous decked seating area, with a shingle pathway to a lawn with shrub borders.

### Garage and Parking

This property benefits from an attached garage with up and over door, power and light and housing the oil fired central heating boiler.

### Additional Information

**EPC 'D'**

**Council Tax Band 'D'**

**Services** – Electric, Oil Central Heating,

**What 3 Words** - ///engine.flasks.fuzz

**Property Age** – 2005

**Tenure** - Freehold

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view 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.



**Entrance Hall**



**Kitchen**



**Lounge into Dining Room**



**Lounge**



**Landing**



**Principal Bedroom**

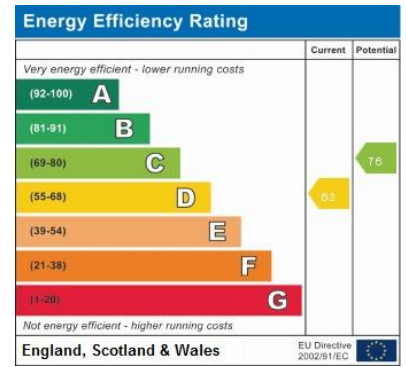
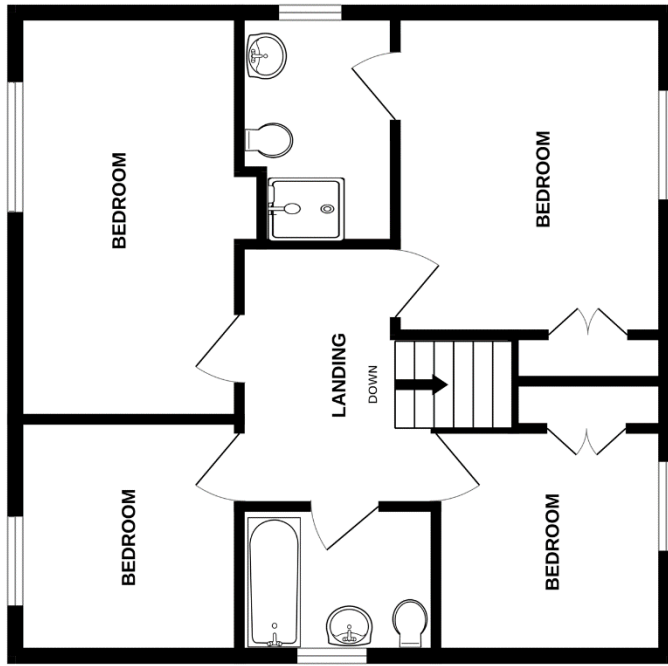


**Bedroom 2**

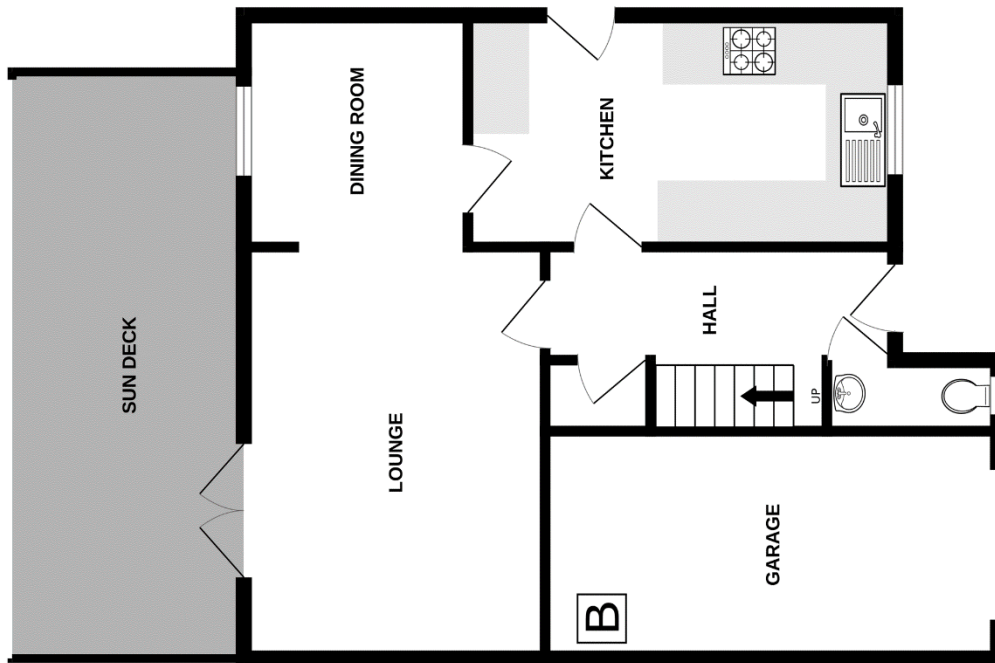


**Garden**

1ST FLOOR



GROUND FLOOR



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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