

**DETACHED HOUSE**

**£424,000**



## **TREVARRICK ROAD ST AUSTELL PL25 5JW**

### **SUPERBLY PRESENTED 3 BEDROOM DETACHED HOUSE**

Nestled on a secluded private road in the highly regarded area of Trevarrick, this impressive, detached house is sure to capture your heart. Boasting stylish and elegant features throughout, this superbly presented home offers a sense of tranquility and luxury.

The attractive gardens surrounding the property provide a peaceful sanctuary, perfect for enjoying outdoor living and entertaining guests. With a double garage providing ample space for vehicles or additional storage, convenience meets luxury in this stunning residence.

Don't miss out on the opportunity to make this stylish house your new home and experience all that this property has to offer!

**Viewing Highly Recommended**

### **Key Features**

Impressive  
Detached House

Beautifully Presented

3 Bedrooms

Lounge  
with Dining Room

Kitchen/Breakfast Room

Stylish Shower Room

Double Garage  
& Drive

Beautiful Gardens

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch

uPVC double glazed door and glazed side panel with canopy. Tiled flooring and built-in understairs storage. Part-glazed door and glazed side panel into:

### Hallway

An elegant entrance to the property with turned stairs. Cloaks cupboard. Central heating radiator and doors to Kitchen/Diner, Lounge/Diner and Cloakroom.

### Cloakroom

uPVC double glazed window to the side. Cloakroom suite comprising low level WC and wash-hand basin. Tiled floor. Part-tiled walls.

### Kitchen/Breakfast Room

#### **23' 7" x 10' 6" (7.2m x 3.2m) max**

An attractive dual aspect room with good natural light from the uPVC double glazed windows to both the front and rear elevations. The generous breakfast area, which is to the front, has a central heating radiator and inset ceiling spotlights. The kitchen comprises a modern range of wall, base and drawer units in cream with complementary worktops over incorporating a stainless steel sink. Space for cooker and fridge. Vinyl flooring. Inset ceiling spotlights. Central heating radiator. A door leads to:

### Rear Porch

#### **6' 3" x 5' 11" (1.9m x 1.8m)**

uPVC double glazed door and part-glazed side panel leading to the garden. Wood door to the double garage. Tiled floor. Wall light.

### Lounge with Dining Area

#### **24' 7" x 12' 10" (7.5m x 3.9m) max**

An impressive room which is both spacious and with good natural light from the generous uPVC double glazed window overlooking the beautiful garden and uPVC patio doors from the dining room giving immediate access to the garden. Engineered wood flooring and three radiators. Decorative recess and step up to the dining area, affording the room both the stylish and elegant appeal.

### First Floor Landing

Turned stairs from the entrance hall with a large uPVC double glazed window at half landing to the front elevation. Stairs continue to the main landing with a further uPVC double glazed window to the side elevation. Solid wood flooring. Double storage cupboard. Central heating radiator. Doors to all bedrooms and shower room.

### Bedroom 1

#### **13' 1" x 13' 1" (4.0m x 4.0m)**

uPVC double glazed window overlooking the garden. Solid wood flooring. Central heating radiator.

### Bedroom 2

#### **12' 2" x 10' 10" (3.7m x 3.3m) plus recess**

uPVC double glazed window to the rear overlooking the garden. Built-in wardrobe. Central heating radiator. Oak wood flooring.

### Bedroom 3

#### **10' 6" x 10' 6" (3.2m x 3.2m)**

uPVC double glazed window to the front elevation with views over the front garden towards the viaduct. Central heating radiator. Solid wood flooring.

### Shower Room

#### **7' 10" x 6' 11" (2.4m x 2.1m)**

A stylish room with double walk-in shower with glass panel, rainfall shower with additional hair wash shower and digital controls. Vanity unit with storage and incorporating a wash-hand basin and low level WC. Fully tiled walls and floor. Central heating radiator. uPVC double glazed window.

### Exterior

To the front of the property there is an area of lawn, with granite stone and shrub decorative borders, a further area of established shrubs and a block paved driveway leading to the double garage. Pedestrian gates either side of the property with an area of shingle and garden shed which in turn leads to the private rear garden which has been beautifully maintained comprising a central area of lawn with established shrubs to the boundaries. A patio seating area with views over the lawn is the perfect setting for that morning cuppa or a cheeky G&T as the sun sets.

### Double Garage and Parking

#### **21' 0" x 16' 1" (6.4m x 4.9m) max**

Electric garage door. uPVC double glazed window to the rear with lighting and power. The rear of the garage is currently used as a utility area with space and plumbing for a washing machine and tumble dryer and a Belfast sink. The Baxi combi boiler is also located within this area. A door leads to the rear porch.

### Additional Information

#### **EPC 'C'**

#### **Council Tax Band 'E'**

**Services** – Electric, Gas, Mains Drainage

**Property Age** – 1970s

**Tenure** - Freehold

### Viewing

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



**Entrance Hall**



**Lounge into Dining Room**



**Dining Room**



**Kitchen Breakfast Room**



**Bedroom One**



**Shower Room**

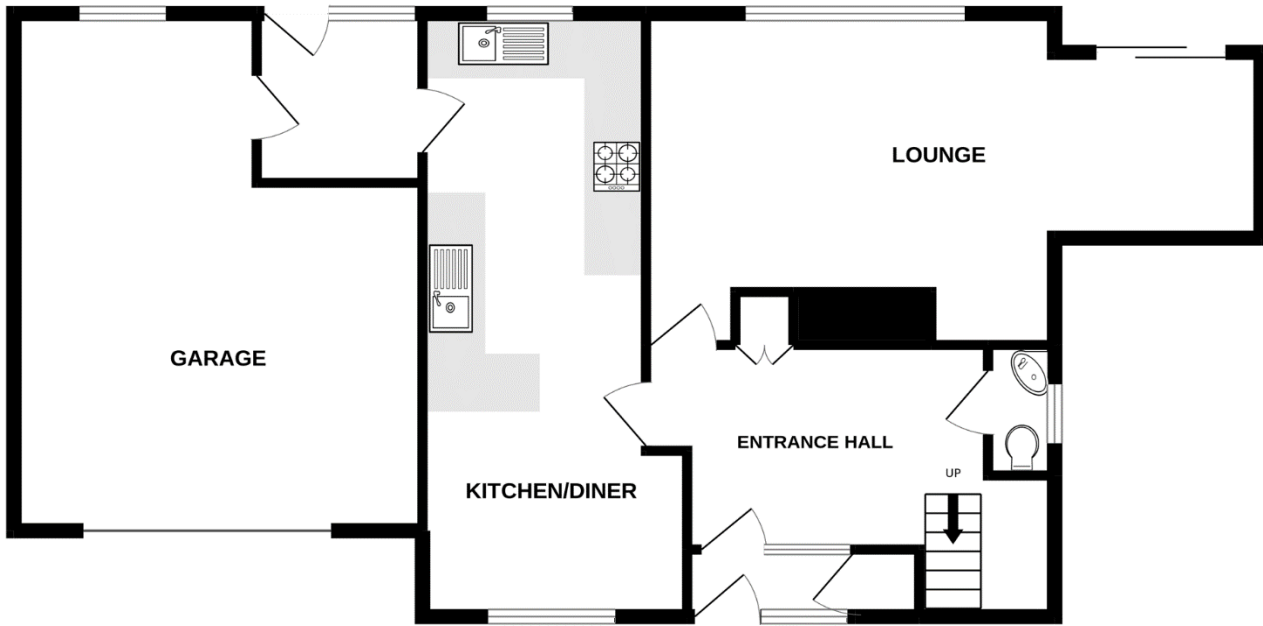


**Garden**



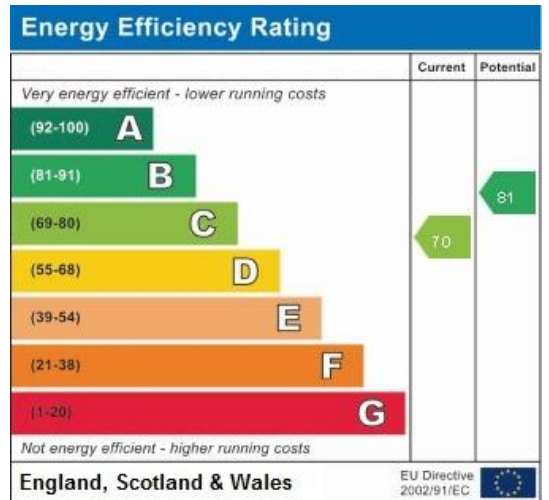
**Rear Elevation**

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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FIRST FLOOR



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