

Burrows ESTATE AGENTS

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Penhaligon Way, St Austell, Cornwall, PL25 3AR



£455,000

- Modern detached large family house
- Situated within sought after development of Sandy Hill
- Spacious and versatile family sized accommodation
- Close to local school and amenities
- Entrance hall, cloakroom/w.c., lounge
- Recently refitted kitchen/dining room, study
- 4 Bedrooms master with en-suite shower room, family bathroom
- Gas fired central heating, double glazingIntegral garage, driveway/hard standing parking
- Enclosed patio and lawn garden to side and rear, Good sized garden shed

This is a spacious family sized property situated within popular development within Sandy Hill, offering 4 bedrooms the master having an en-suite, spacious living areas and hallway along with a study and integral garage.

In brief the accommodation comprises of spacious entrance hall with cloakroom/w.c., turning staircase leading to a delightful galleried landing, lounge, recently refitted stylish kitchen/dining room, study area which leads through to the integral garage. To the first floor are four bedrooms the master having an en-suite shower room and further family bathroom. the property also has gas fired central heating and double glazing.

Outside there is a tarmac driveway/ hard standing parking for 2 vehicles. The main garden is to the side and rear where there are areas of patio with mature shrubs, an expanse of lawn with a good size timber garden shed. The whole being well enclosed and enjoying a woodland outlook.

Situated within Penhaligon Way off Sandy Hill the property is within walking distance of local schooling, Aldi supermarket and public house. Tesco and the Holmbush square precinct where there are a range of other amenities is close by. St Austell's main town centre is approximately one mile away.

Accommodation

Front entrance	Part patterned glazed door and side screen to entrance hall.
Hallway	Doors to cloakroom/w.c., recessed storage cupboard, turning staircase to first floor, door to understairs storage cupboard. Doors to lounge, kitchen/dining room and study which in turn leads to integral garage.
Cloakroom/w.c.	Close couple w.c., pedestal wash hand basin with tiled splash back. Radiator. Patterned glazed window to side.
Lounge	19' 6" x 11' 5" (5.94m x 3.48m) Light and attractive room via window to side and patio door to rear. Marble effect fireplace with electric fire. TV aerial point. Radiator. Glazed French doors opening to kitchen/dining room. Inset ceiling spotlights.
Kitchen/dining room	20' 4" x 9' 8" (6.19m x 2.94m) Recently refitted with a stylish range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part tiled walling adjacent. kickboard lighting, integrated dishwasher and fridge freezer space. Patio doors opening and enjoying rear garden outlook. Window to rear.



Study area 9' 5" x 8' 4" (2.87m x 2.54m) Practical additional reception area which is currently used as a study area with telephone point. Radiator. Window to front. Door to integral garage.

Integral garage 19' 8" x 10' 0" (5.99m x 3.05m) Metal up and over door. Pedestrian door and window to side. Wall mounted Baxi gas fired boiler and hot water cylinder. Utility area incorporated at the rear of the garage with base units with working surface over with inset sink unit and space and plumbing for washing machine and further low level appliance space.

First floor

Landing

Fantastic light and spacious galleried landing with window to front. Doors off to all 4 bedrooms and bathroom. Access hatch with ladder to roof space.

Bedroom 1

11' 6" x 6' 2" (3.50m x 1.88m) plus mirror fronted doors leading to recessed built-in wardrobe. Radiator. TV aerial lead. Window to rear. Door to en-suite.



En-suite

6' 6" x 3' 9" (1.98m x 1.14m) Fully tiled room with walk in shower with sliding glazed panel, pedestal wash hand basin, close coupled w.c., towel radiator and mirror with built-in light. Patterned glazed window to rear.

Bedroom 2

10' 8" x 11' 4" (3.25m x 3.45m) plus door recess. Radiator. Window to front.

Bedroom 3

10' 0" x 9' 4" (3.05m x 2.84m) Radiator and window to rear.

Bedroom 4

9' 9" x 8' 5" (2.97m x 2.56m) Radiator and window to front.

Bathroom

7' 0" x 6' 9" (2.13m x 2.06m) Fitted with a modern white suite comprising P shaped panelled bath with Mira shower over, pedestal wash hand basin and close coupled w.c. Fully tiled walls, and towel radiator. Inset ceiling spotlights and patterned glazed window to rear.

Outside

To the front there is a tarmac driveway/ hard standing driveway for 2 vehicles. paved pathway to front entrance with Cornish stone walling and flowerbed to boundaries. The main garden is to the rear where there is a paved patio area with numerous mature shrubs and timber fencing to boundaries. Garden continues around to the side where there is an expanse of lawn, good size timber shed and timber fencing to boundaries.



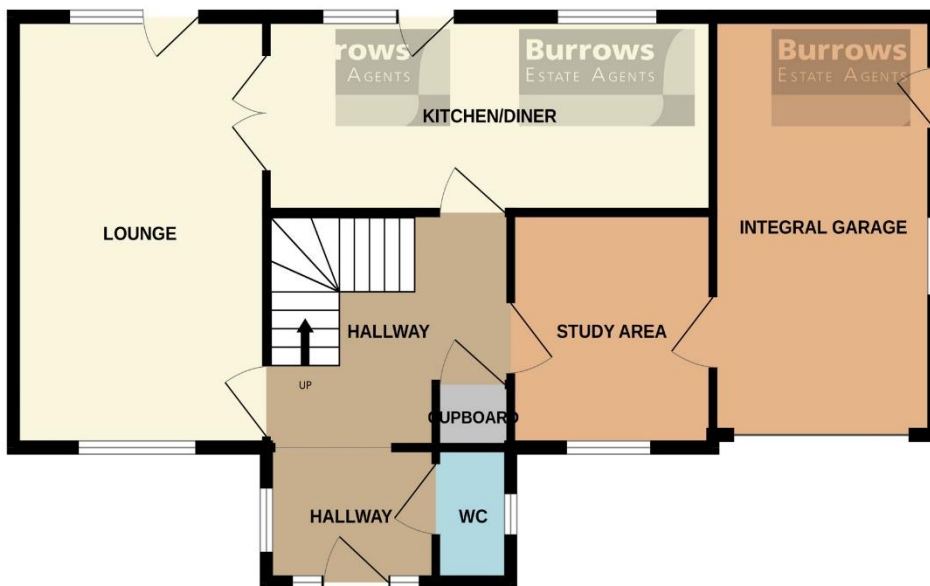
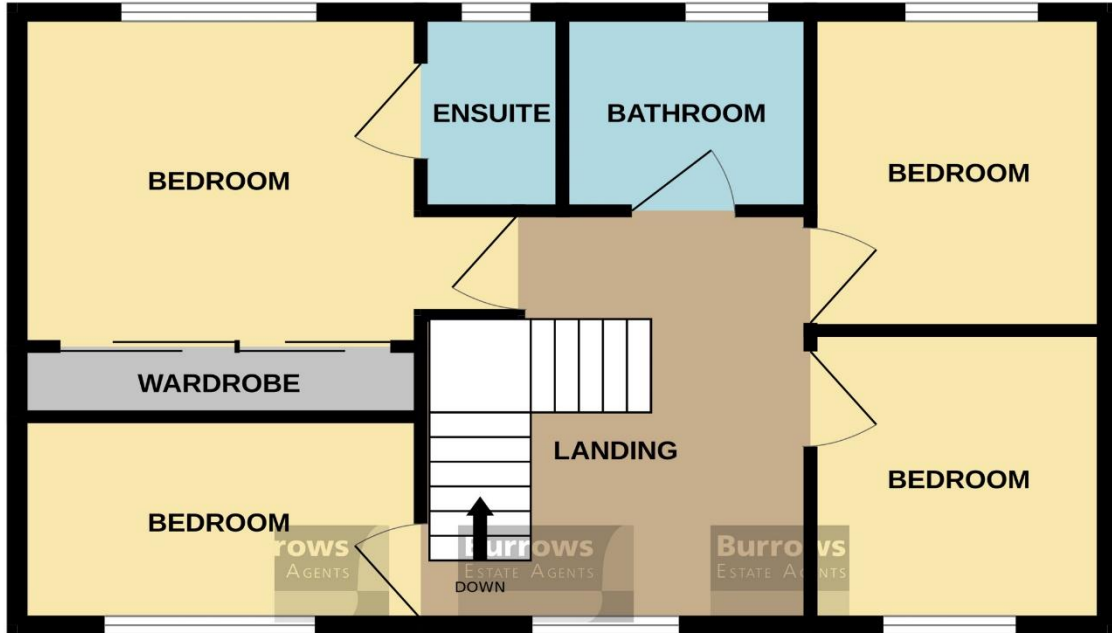
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D correct as at June 2023

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

1ST 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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