

# Burrows ESTATE AGENTS

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## Cormorant Drive, St. Austell, Cornwall, PL25 3BA



**£335,000**

- Available with vacant possession, no ongoing chain
- Immaculately presented detached 3 bedroom bungalow
- Situated within the popular Bird Sanctuary location
- Walking distance to local amenities and Holmbush precinct
- Entrance hall, lounge, kitchen/dining room, bathroom incorporating separate shower
- 3 bedrooms, master with French doors opening to conservatory
- Gas central heating, double glazing
- Lawn and flowerbed garden to front
- Long driveway/hardstanding parking, large single garage
- Enclosed lawn and shrub garden to rear with greenhouse

Available with vacant possession, no ongoing chain is this immaculately presented 3 bedroom detached bungalow situated within the popular Bird Sanctuary off Sandy Hill.

In brief the accommodation comprises of entrance hall with airing cupboard and cloaks cupboard, lounge, kitchen/dining room, bathroom incorporating separate shower cubicle, 3 bedrooms, the master with French doors opening to conservatory which enjoys the rear garden outlook and a sunny Westerly aspect.

The real feature to this property is it's gardens, where to the front there is a delightful lawn and well stocked shrub garden, to the side is a long driveway/hardstanding parking which leads to a good sized single garage. The rear garden enjoys a sunny South Westerly facing aspect which has an area of lawn, mature shrub borders and a good sized greenhouse with power connected.

Located in a small cul-de-sac the property is within walking distance to a good range of local amenities including supermarket, Holmbush precinct where there is a butchers, bakery, fish and chip shop and Post Office along with 2 further supermarkets. The property is also a short distance walk from the historic port of Charlestown where some delightful coastal walks can be enjoyed.

## Accommodation

Side Entrance	Part patterned glazed door to hallway.
Hallway	Doors off to all accommodation. Double doors to recessed airing cupboard housing Baxi wall mounted boiler and small radiator. Double doors to storage cupboard, telephone point, access hatch to roof space with loft ladder being part boarded. Radiator.
Lounge	15' 0" x 11' 9" (4.57m x 3.58m) Maximum including chimney breast. Fitted with gas living flame/coal effect fire. This is an attractive room via window to side and window to front. TV aerial point and radiator.
Kitchen/Dining Room	15' 0" x 10' 1" (4.57m x 3.07m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part-tiled walling adjacent. Space and plumbing for washing machine, fridge space, cooker space, radiator, part-patterned glazed door to side, window to side and window to front.
Bathroom	8' 8" x 5' 6" (2.64m x 1.68m) White suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Shower cubicle with Mira electric shower. Radiator and patterned glazed window to side.
Bedroom 1	12' 0" x 10' 1" (3.65m x 3.07m) Radiator and French doors to rear opening to conservatory.
Conservatory	12' 4" x 9' 0" (3.76m x 2.74m) Maximum. Excellent additional space which enjoys rear garden outlook. Radiator, sliding patio door to side. Windows to side and rear.
Bedroom 2	11' 8" x 8' 9" (3.55m x 2.66m) Radiator and window to rear.
Bedroom 3	8' 5" x 7' 3" (2.56m x 2.21m) Radiator and window to side.
Outside	To the front there is a well stocked shrub and lawned garden with long driveway/hardstanding to side which gains access to the side entrance and continues and gains access to a good sized single garage. The rear garden again has an expanse of lawn with well stocked shrub borders. Stone walling to boundaries and a good sized greenhouse measuring 12'4" x 8'4" (3.76 x 2.54m) with power connected. The whole of the rear garden enjoys a sunny South Westerly aspect.
Garage	20' 0" x 10' 0" (6.09m x 3.05m) Light and power connected. Metal up and over door. Double glazed door to side and window to rear.

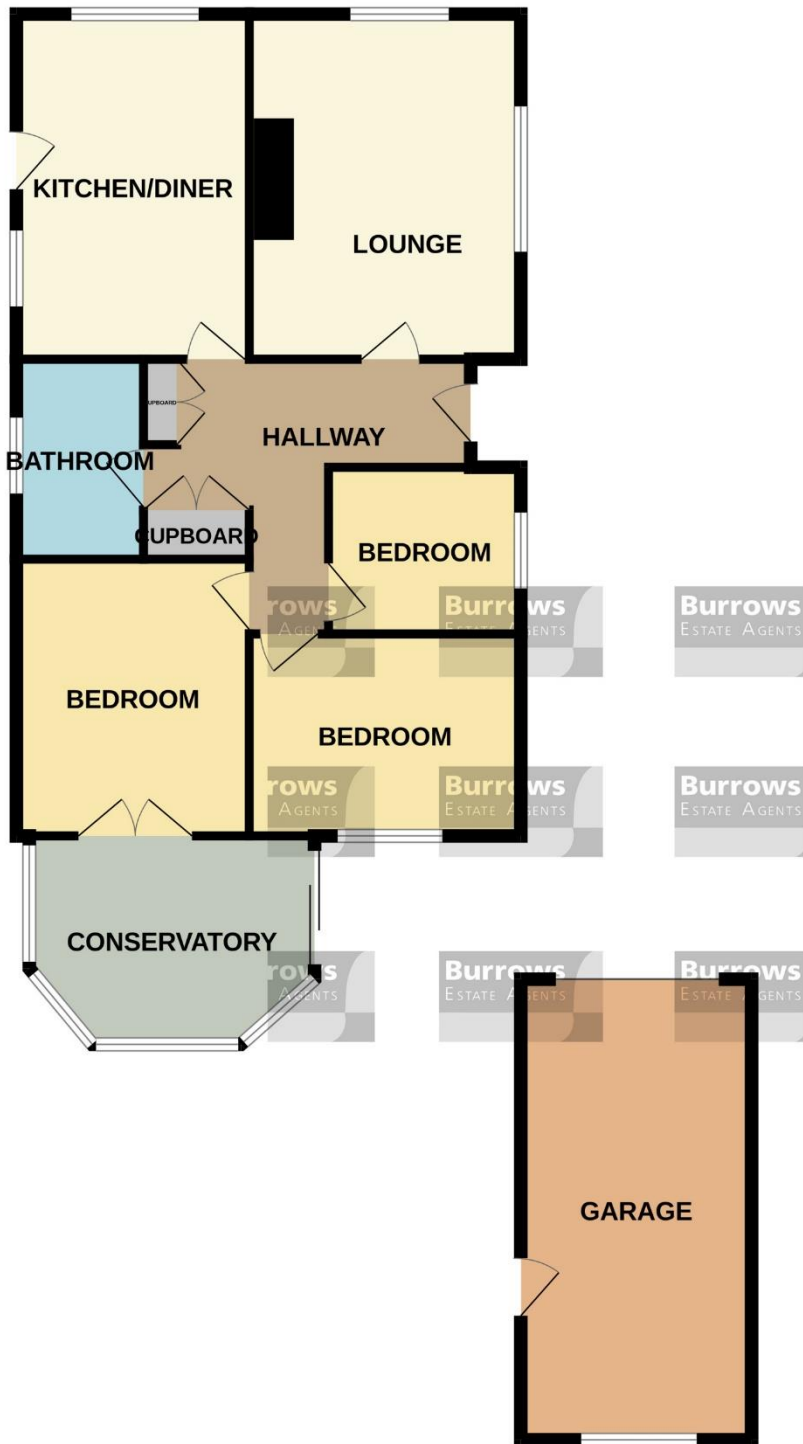
EPC pending

Council Tax Band C correct as at March 2024

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.

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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