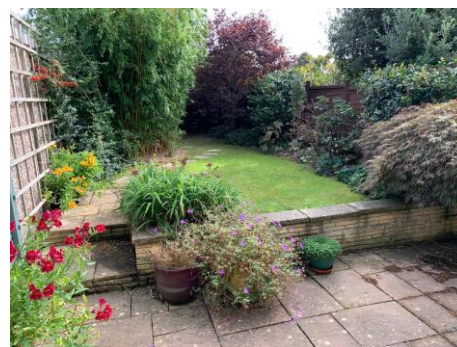


## Meadow Drive, Par, Cornwall, PL24 2HN



**£229,500**

- **3 Bedroom semi-detached dormer house**
- **Situated within popular location of Biscovey, Par**
- **Light and well presented accommodation throughout**
- **Convenient location close to local schooling and amenities**
- **Entrance hall, lounge/dining room, kitchen, bathroom, 3 bedrooms**
- **Double glazed, gas fired central heating**
- **Driveway/hard standing parking for 3 vehicles**
- **Patio and enclosed lawned garden to rear with garage and large shed/workshop**

This is a light and well presented 3 bedroom semi-detached dormer house situated within the popular residential development of Biscovey, Par, close to local schooling and amenities and offering good sized family accommodation.

In brief the accommodation comprises of entrance hall, lounge/dining room, kitchen, bathroom, to the first floor there are 3 bedrooms. The property also has double glazing and gas fired central heating.

Situated within a good sized plot the property has a gravelled low maintenance garden to the front with a long driveway/hard standing parking for 3 vehicles, good sized garage, patio and lawned garden with mature shrub to give a good degree of seclusion and a useful shed/workshop measuring 14' x 8' (4.26 x 2.44).

Located within Meadow Drive, Biscovey the property forms part of the St Mary's Road development where it is within walking distance of local schooling, convenience store and bus stop. There are also some delightful walks within the area and playing field along with not being too far away from Par's one way system where there are a good range of amenities.

## Accommodation

Front Entrance	Door and patterned glazed side screen to hallway.
Hallway	Staircase to first floor with understairs storage cupboard, telephone point and radiator. Door to bathroom and door to lounge/dining room which in turn leads through to kitchen.
Lounge/Dining Room	22' 0" x 10' 3" (6.70m x 3.12m) Narrowing to 7' x 5' (2.13 x 1.52m) Light and attractive room via large picture window to front. Chimney breast with gas fire. 2 radiators and sliding door to rear enjoying garden outlook. TV aerial point and door to kitchen.
Kitchen	8' 5" x 7' 7" (2.56m x 2.31m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with gas hob, eye level oven and fridge freezer space. Space and plumbing for washing machine. Window to side and door to rear leading to garden.
Bathroom	6' 6" x 5' 6" (1.98m x 1.68m) Fitted with a white suite comprising panelled bath with electric shower, pedestal wash hand basin and close coupled WC, laminate laid flooring and towel radiator. Patterned glazed window to side.
First Floor	
Landing	Doors off to all 3 bedrooms and access hatch to roof space. Window to side.
Bedroom 1	13' 0" x 9' 10" (3.96m x 2.99m) Plus door to recessed cupboard over staircase. Light and attractive room via large picture window to front. Radiator.
Bedroom 2	12' 0" x 8' 0" (3.65m x 2.44m) Including door to built-in cupboard. Radiator and window to rear.
Bedroom 3	8' 9" x 7' 10" (2.66m x 2.39m) Including door to airing cupboard housing hot water cylinder. Radiator and window to rear.

## Outside

To the front there is a low maintenance gravelled garden with mature shrubs to boundaries and brick paved pathway leading to front entrance. Driveway to side provides parking for 3 vehicles with timber double doors opening to rear garden and door to garage. The rear garden has an immediate paved patio area with walling and steps leading up to a good expanse of lawn with mature flower bed and shrubs to boundaries. The pathway continues along through the garden to provide a good degree of seclusion and tucked behind the garage is a useful large shed/workshop which measures 14' x 8' (4.26 x 2.44) and again has light and power connected with windows and door to front. The whole of the rear garden is enclosed with timber fencing to boundaries.



## Garage

19' 9" x 8' 3" (6.02m x 2.51m) Prefabricated garage with large high level up and over door. Light and power connected.

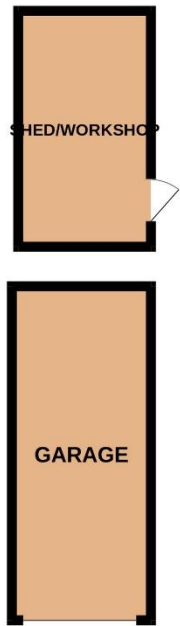
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at October 2023

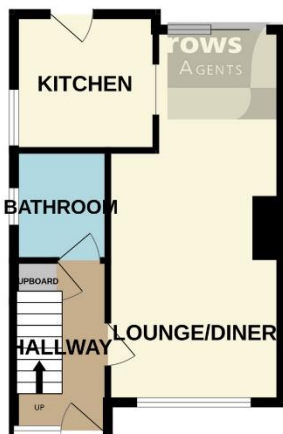
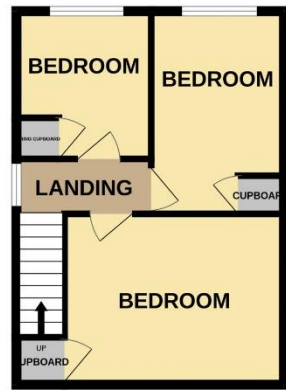
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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.

GROUND FLOOR



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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