

Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

The Green, Trewoon, St. Austell, Cornwall, PL25 5TA



£320,000

- **Detached four bedroom dormer bungalow**
- **Private lane, non estate location**
- **Set within rural village of Trewoon**
- **Large gardens, scope for some updating**
- **Entrance porch, hallway, lounge, dining room, kitchen, rear porch**
- **Two ground floor bedrooms, shower room**
- **Two further bedrooms and w.c. to first floor**
- **Double glazed, gas (LPG) central heating**
- **Garage with inspection pit, driveway parking, paved rear and side gardens**
- **Large lawn garden to front with mature shrubs and trees**

This is a delightful four bedroom detached dormer bungalow, set within large gardens in the rural village of Trewoon, offering spacious family sized accommodation, large garage and parking.

The bungalow was built by the current owner in the early 1960s and offers practical family sized accommodation comprising of entrance porch, hallway, lounge, dining room, kitchen, rear porch, shower room and two bedrooms to the ground floor. To the first floor are two further bedrooms and w.c. The accommodation is double glazed and served by gas (LPG) fired central heating.

Moonrise is positioned down a private lane which serves less than ten properties and therefore enjoys a secluded position with south westerly facing front garden which is of a good proportion with mature trees and shrubs, further vegetable plot area and potting shed. To the side of the property is a paved patio area which continues around to the rear and is enclosed with stone walling. This leads on to the rear access with the driveway parking and garage.

Situated within the heart of the rural village of Trewoon, the property is within walking distance of a good range of amenities including hairdresser, convenience store and post office, social club, fish and chip shop, and local garage.

Combining this property's gardens, accommodation and location, it is anticipated to appeal to a good number of people and appointments to appraise internally are most strongly advised.

Accommodation

Front entrance	French doors to entrance porch.
Entrance porch	Good immediate reception area with tiled flooring and pattern glazed side screen and door to hallway.
Hallway	Spacious hallway with staircase to first floor. Doors to two bedrooms, shower room, kitchen which in turn leads to rear porch and dining room which in turn leads through to living room.
Dining room	13' 8" x 7' 6" (4.16m x 2.28m) maximum. Radiator. Window to side. Glazed door to lounge.
Lounge	16' 0" x 10' 5" (4.87m x 3.17m) maximum including stone fireplace and chimney breast. Radiator. TV aerial point. Wood clad ceiling with inset ceiling spotlights. Large window to front enjoying garden outlook.
Kitchen	14' 10" x 6' 9" (4.52m x 2.06m) Part wood clad walls. Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit, fitted oven and hob. Space and plumbing for washing machine. Telephone point. Window to rear. Door to rear porch.
Rear porch	6' 10" x 3' 2" (2.08m x 0.96m) Tiled walls and floor. Window to rear and pattern glazed door to side.
Shower room	7' 10" x 6' 10" (2.39m x 2.08m) Fitted with suite comprising shower cubicle, close coupled WC and pedestal wash hand basin. Part wood clad and part tiled walls. Door to airing cupboard with small radiator. Pattern glazed window to rear.



Bedroom 1 10' 11" x 12' 8" (3.32m x 3.86m) Radiator. Window to front enjoying garden outlook.

Bedroom 2 10' 11" x 12' 8" (3.32m x 3.86m) Radiator. Window to rear.

First floor

Landing Doors to both bedrooms, sliding door to w.c.

W.C. Wood clad walls with close coupled w.c. and wash basin. Sloping ceiling.

Bedroom 3 17' 0" x 9' 4" (5.18m x 2.84m) Wood clad walls and ceiling. Recessed storage areas within roof space with one providing access to the LPG combination boiler. Radiator. Window to side.

Bedroom 4 14' 0" x 9' 3" (4.26m x 2.82m) Radiator. Access to wardrobe within eaves of roof space. Window to side.



Outside

As mentioned, the property is approached via a private lane where the property is accessed to the rear where there is immediate hard standing parking for two vehicles which gains access to the garage. Gated access to a paved patio area which continues around to the side with further paved area. This leads around to the front of the bungalow where there is a large lawn garden with delightful shrub and tree features. Pathway continues around to a potting shed which is attached to the rear of the garage. Further workshop/store room to the side of the garage. Beyond this is the vegetable plot with stone walling to boundaries.



Garage

14' 7" x 17' 6" (4.44m x 5.33m) Inspection pit. Electric up and over door. Single glazed window to rear. Light and power connected. Pedestrian door to useful storage/utility area.



Store/utility area

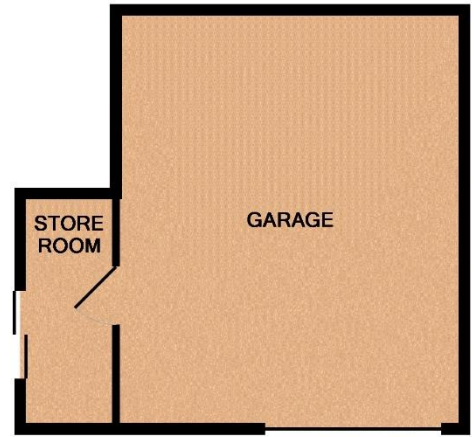
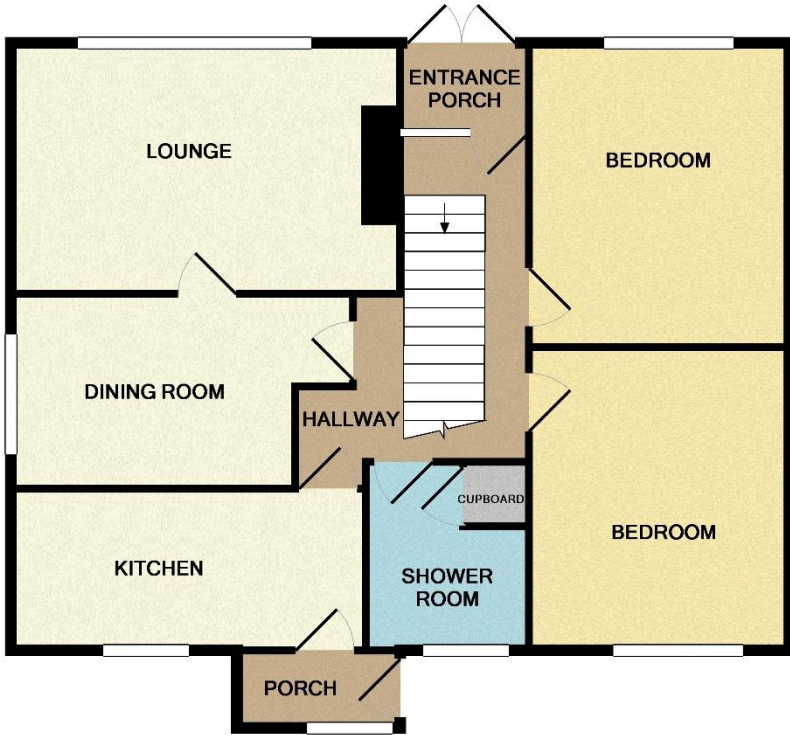
9' 10" x 4' 0" (2.99m x 1.22m) Sliding door to side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	40 E	
21-38	F		
1-20	G		

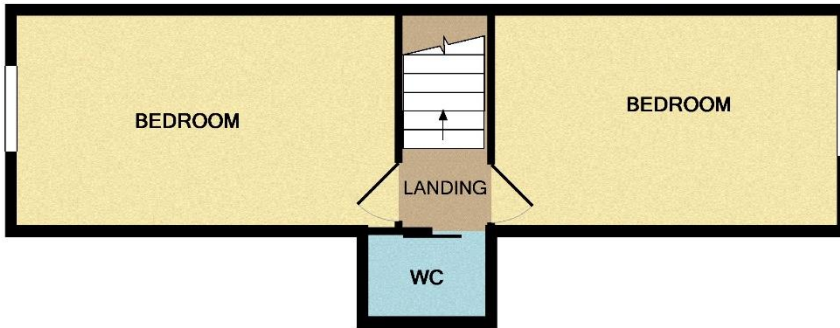
Council Tax Band B correct as at January 2024

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019