

# Burrows ESTATE AGENTS

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## Roche Road, Bugle, St. Austell, Cornwall, PL26 8PP



### Offers in Excess of £360,000

- Modern 4 bedroom semi-detached house
- Situated on fringe of rural location at Bugle
- Surprisingly spacious accommodation
- Beautifully and well presented throughout
- Entrance hall, spacious kitchen/breakfast room, utility room, WC, large lounge/dining room
- 4 Bedrooms, master with walk through dressing room and ensuite, family bathroom
- Double glazed, LPG gas fired central heating
- Gravelled hardstanding parking for several vehicles
- Good sized patio and lawned garden to rear with large summer house

This is a surprisingly spacious versatile family house which cannot be appreciated from the outside with an internal viewing recommended, offering contemporary living, stylish accommodation, good size garden including a large summer house and ample parking.

In brief the accommodation comprises if entrance porch with turning staircase with oak handrail and balustrade with glass detailing, spacious kitchen/breakfast room, utility room and WC and large lounge/dining room with French doors opening to rear garden. To the first floor is a generous landing with 4 bedrooms and family bathroom, the master benefitting from a walk through wardrobe and ensuite shower room. The accommodation is complemented by LPG gas fired central heating and UPVC double glazing.

Outside there is a gravelled driveway/hardstanding parking for several vehicles, pathway to side with timber fencing that leads to the rear where there is a paved patio area, good expanse of lawn and a large summer house that has been part divided up to currently provide a gym area along with a garden lounge/seating area, but with power connected this provides potential to be used as a home office.

Situated in a cul-de-sac on the fringe of the rural village of Bugle, the property is close to local schooling, local village amenities including convenience store and Post Office, along with a public house and provides good access to the main A30 with communication within the County and beyond.  
at has been part divided

## Accommodation

Front Entrance	Door to entrance hall.
Entrance Hall	16' 6" x 6' 6" (5.03m x 1.98m) Including staircase to first floor with oak handrail and glass balustrade. Light grey laminate laid flooring which continues through the whole of the ground floor. Inset ceiling spotlights, radiator, full height glass window to front and door to kitchen/breakfast room.
Kitchen/Breakfast Room	16' 3" x 12' 7" (4.95m x 3.83m) Fitted with a contemporary range of grey base and wall units with white working surface over and matching backing, inset sink unit with built-in eye level oven, with electric hob, fridge and freezer, dishwasher and breakfast bar. Inset ceiling spotlights, glazed oak French doors opening to lounge/dining room and door to utility room.
Utility Room	9' 7" x 6' 5" (2.92m x 1.95m) Fitted with a range of matching base units to the kitchen along with white and grey working surface over with matching backing, inset sink unit, space and plumbing for washing machine and further low level appliance base. Extractor fan, radiator, inset ceiling spotlights and door to WC.
WC	6' 7" x 3' 2" (2.01m x 0.96m) Suite comprising wash basin with vanity unit under, close coupled WC. Radiator, extractor fan and inset ceiling spotlights.
Lounge/Dining Room	21' 8" x 19' 6" (6.60m x 5.94m) Narrowing to 12'6" (3.81m) L shaped room. This is a fantastic generous living area with 2 contemporary wall height radiators. Inset ceiling spotlights, TV aerial point, window to rear and French doors to rear opening to garden.
First Floor	
Landing	Doors off to all four bedrooms and bathroom, door to airing cupboard housing Worcester wall mounted boiler. Radiator. Access hatch to roof space with loft ladder and being part boarded out along with shelving.
Bedroom 1	16' 5" x 11' 10" (5.00m x 3.60m) Maximum into recess. Window to rear enjoying garden outlook, radiator and inset ceiling spotlights. TV aerial point. Door to walk through dressing room which leads to ensuite.

## Dressing Room

7' 1" x 6' 1" (2.16m x 1.85m) Inset ceiling spotlights, door to ensuite.



## Ensuite

7' 1" x 6' 3" (2.16m x 1.90m) White suite comprising corner shower cubicle, close coupled WC and wash basin with vanity unit under. Tiled flooring and part tiled walling, extractor fan, towel radiator and patterned glazed window to rear.

## Bedroom 2

14' 5" x 9' 3" (4.39m x 2.82m) Radiator, inset ceiling spotlights and window to front.

## Bedroom 3

10' 5" x 9' 3" (3.17m x 2.82m) Inset ceiling spotlights, window to side and radiator.

## Bedroom 4

9' 0" x 6' 3" (2.74m x 1.90m) Plus 3'6" 3'4" (1.07 x 1.02 m) L shaped room. Radiator, inset ceiling spotlight and window to front.

## Outside

To the front there is a gravelled driveway/hardstanding parking for several vehicles with timber fencing to side and shrub border to other side. Tarmac pathway leads to front entrance, gravelled pathway to side with timber gated access leading around to the rear. To the rear there are two power points, a paved patio area which leads on to a good expanse of lawn with timber fencing to boundaries. At the very rear of the garden is the large summer house.

## Summer House

17' 4" x 11' 10" (5.28m x 3.60m) Power and light connected. Window to front and French doors to front. Door to side leading to further room with potential for a home office. 11' 7" x 6' 2" (3.53m x 1.88m) Window to front and power connected. This is a fantastic addition to the property which could provide further accommodation, home office, gym or to just have a great garden room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

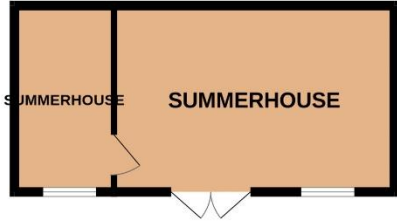
Agent's Note: There is a £10 per week charge for maintaining the communal areas and management of the septic tank.

Council Tax Band C correct as at January 2024.

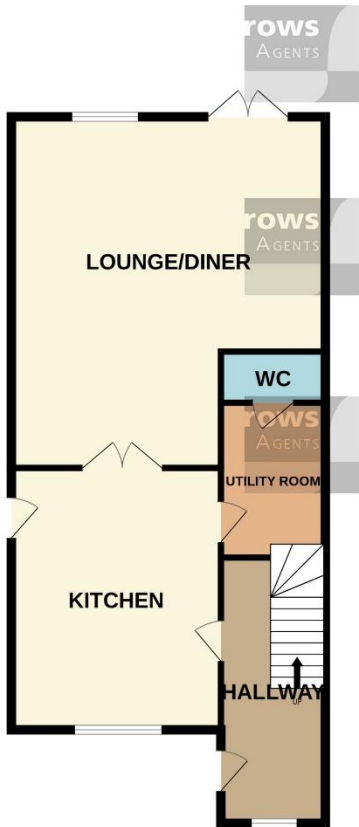
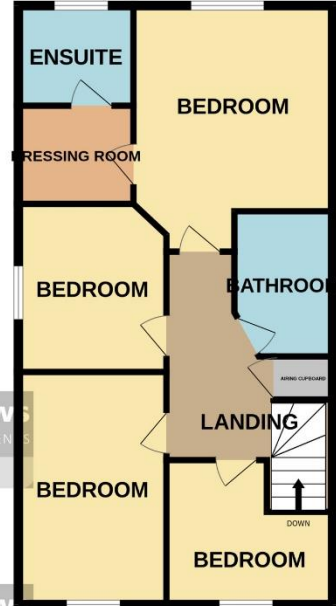
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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 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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