

Burrows ESTATE AGENTS

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

Killyvarder Way, St Austell, Cornwall, PL25 3DL



£275,000

- Available vacant possession, no ongoing chain
- Detached 3 bedroom modern bungalow
- Situated within popular residential location of Boscoppa
- Close to local amenities and schooling
- Entrance porch, lounge, kitchen/dining room, conservatory
- 3 bedrooms, master ensuite, bathroom
- Double glazed, gas fired central heating
- Driveway/hardstanding parking, garage
- Lawned garden to front, good sized South facing garden to rear

Available with vacant possession, no ongoing chain, is this 3 bedroom modern detached bungalow offering spacious accommodation, parking, garage and good sized South facing garden to rear.

In brief the accommodation comprises of entrance porch, lounge, kitchen through dining room, hardwood conservatory, 3 bedrooms, master with ensuite and bathroom.

The bungalow also has double glazing (except conservatory) and gas fired central heating. Outside there is a driveway/hardstanding parking which gains access to the garage. Lawned garden to front with pathway to side leading round to the rear. The rear garden is of a good proportion and is South facing with many mature tree and shrub features.

Situated with in a sought after residential development in Boscoppa the property is within walking distance to local schooling, convenience store and Post Office and a short distance from Holmbush where there is a small precinct of shops along with 2 major supermarkets.

Accommodation

Front Entrance	Part patterned glazed door to entrance porch.
Entrance Porch	4' 2" x 3' 10" (1.27m x 1.17m) Good immediate reception area with telephone point and patterned glazed door to lounge.
Lounge	15' 1" x 13' 0" (4.59m x 3.96m) Maximum into recess. Light and attractive room via large picture window to front. Radiator and TV aerial point. Double doors opening to kitchen/dining room.
Kitchen/Dining Room	17' 3" x 10' 2" (5.25m x 3.10m) 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. Cooker space, space and plumbing for washing machine, window to rear and sliding patio door to conservatory. Laminate laid flooring, telephone point and radiator. Door to inner hall.
Conservatory	10' 10" x 7' 8" (3.30m x 2.34m) Hardwood constructed conservatory with windows to side and rear enjoying garden outlook and part patterned glazed door opening to garden.
Inner Hallway	Doors off to all 3 bedrooms and bathroom, door to recessed cupboard housing radiator and door to further recessed storage cupboard. Laminate laid flooring. Access hatch to roof space.
Bathroom	8' 3" x 6' 9" (2.51m x 2.06m) Maximum into recess. Suite comprising small panelled bath, wash basin with vanity unit under and close coupled WC. Tiled walls and tiled flooring, inset ceiling spotlights and extractor fan. 2 patterned glazed windows to rear.
Bedroom 1	10' 5" x 13' 5" (3.17m x 4.09m) Including ensuite. Radiator and window to front. Door to ensuite.
Ensuite	Corner shower cubicle being fully tiled, pedestal wash hand basin and WC. Radiator and part-tiled walling.
Bedroom 2	10' 0" x 7' 6" (3.05m x 2.28m) Plus sliding mirror fronted doors to recessed wardrobe. Radiator and window to rear.
Bedroom 3	11' 7" x 7' 7" (3.53m x 2.31m) Including double doors to built-in wardrobe. Radiator and window to front.

Outside

To the front there is a tarmaced driveway leading to the garage and front entrance. A small expanse of lawn with pathway leading round to the side of the property which gains access to the rear garden. The rear garden is of a good proportion and enjoys a sunny southerly aspect laid to lawn with numerous mature trees and shrubs, timber fencing to boundaries.

Garage

17' 5" x 8' 1" (5.30m x 2.46m) Metal up and over door. Power connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C correct as at July 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



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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