

# Burrows ESTATE AGENTS

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## Kellow Road, St Dennis, PL26 8AW



**£240,000**

- Semi-detached 3 bedroom house
- Situated within popular cul-de-sac setting in the village of St Dennis
- Extended from original
- Light and well presented accommodation throughout
- Entrance hall, lounge, dining room, kitchen, side passageway
- Garage, 3 bedrooms, shower room
- Double Glazed, Oil fired central heating
- Driveway/hardstanding parking
- Patio/shrub garden to rear
- Workshop/external utility room

Situated within the popular rural village of St Dennis is this three bedroom semi-detached, extended from original, family house offering light and well presented accommodation.

The accommodation in brief comprises of entrance hall, lounge, kitchen, rear extension which is currently used as a dining room/kitchen area, side passageway which leads to the garage. To the first floor are three bedrooms and a shower room. There is also double glazing and oil fired central heating.

Outside there is a tarmac driveway/hardstanding parking to front. The main garden is to the rear where there is a raised patio area, this leads down to a further patio garden and shrub area. There is also access to the workshop/external utility room.

The property is positioned within a popular residential development within the rural village of St Dennis where there area good range of local amenities including local school, village shop/convenience store, pharmacy and park. The property is also situated within close proximity to gaining access onto the A30 to provide excellent communication within the county and beyond.

## Accommodation

Front Entrance	Part-patterned glazed door and side screen to hallway.
Hallway	Good immediate reception area with telephone point, radiator, door to recess storage cupboard, staircase to first floor and door to lounge, door to kitchen which leads through to the dining room.
Lounge	20' 5" x 11' 1" (6.22m x 3.38m) Narrowing to 8'1" (2.66m) L-shaped room. TV aerial point, radiator, electric wall mounted fire, window to front and double doors to dining room/further kitchen area.
Dining Room/Kitchen Area	15' 8" x 10' 6" (4.77m x 3.20m) Excellent additional space which is currently used as a dining room with extra kitchen cabinets with base and wall units providing cupboard and drawer storage, working surface over, fridge/freezer space and sliding patio door to rear garden. Radiator. Opening to kitchen.
Kitchen	8' 9" x 8' 1" (2.66m x 2.46m) Fitted with a modern range of white fronted base and wall units providing cupboard and drawer storage, working surface over with inset sink unit, eye level oven and hob, space and plumbing for washing machine and door to recessed cupboard under staircase. Door to side passageway.
Side Passageway	21' 3" x 4' 7" (6.47m x 1.40m) Steps down with outside tap, door to rear leading to garden and door to front leading to parking area. Door to garage.
Garage	21' 3" x 8' 2" (6.47m x 2.49m) Light and power connected. Metal up and over door and single glazed window to rear.
First Floor	
Landing	Doors off to all three bedrooms and shower room, window to side and access hatch to roof space.
Bedroom 1	10' 4" x 9' 1" (3.15m x 2.77m) Plus door recess. Radiator and window to front.
Bedroom 2	9' 11" x 9' 2" (3.02m x 2.79m) Plus door recess. Radiator and window to rear.
Bedroom 3	7' 2" x 6' 7" (2.18m x 2.01m) Into recess. Radiator and window to rear.
Shower Room	Fitted with a white suite comprising shower cubicle with electric shower, close coupled WC and pedestal wash hand basin. Radiator, door to cupboard over staircase bulkhead and patterned glazed window to front. Part-tiled walling.

## Outside

To the front there is tarmac driveway/hardstanding parking with stone walling to boundary. The main garden is to the rear where there is a concrete patio area off the dining room with steps leading down to a paved and gravelled shrub garden with a further paved patio area and door gaining access to the external workshop/utility area.

## Workshop/Utility Room

12' 0" x 9' 1" (3.65m x 2.77m) Light and power connected, pedestrian door to front and oil fired boiler.

EPC pending

Council Tax Band B correct as at April 2024

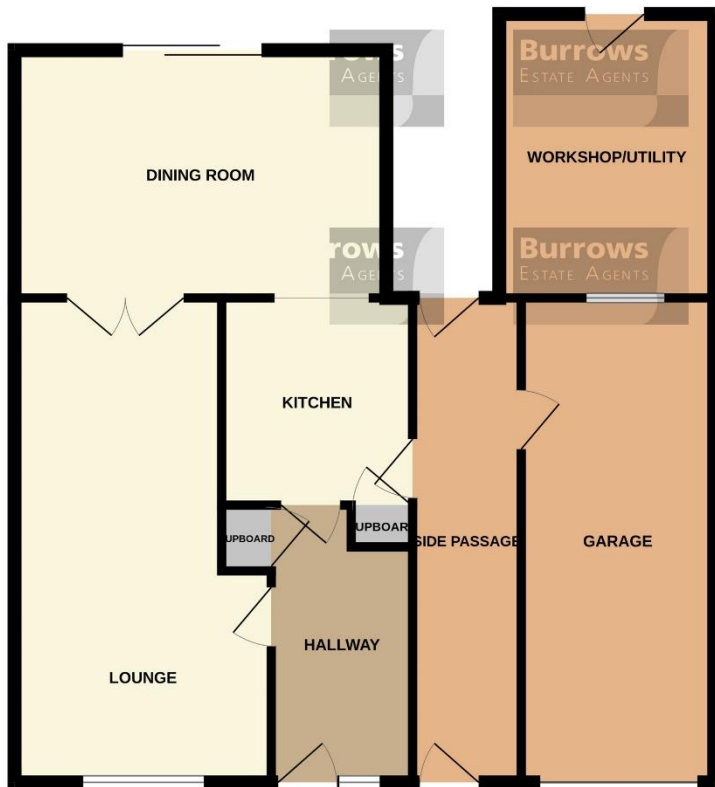
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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  
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

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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