

Burrows ESTATE AGENTS

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Ledrah Road, St. Austell, Cornwall, PL25 5HG



£300,000

- An established individual detached 3 bedroom family house
- Prime non-estate fringe town setting
- Large reception hall, living room, separate dining room
- Kitchen/breakfast room, utility porch, conservatory, cloakroom WC
- Galleried landing, 3 bedrooms, bathroom with shower over bath, separate WC
- Gas fired central heating, UPVC framed double glazing
- Driveway hardstanding parking for several vehicles
- Garden store and shed
- Generous mature gardens front and rear
- Available vacant possession, no forwarding chain

Set within a generous garden and available with vacant possession is this individual detached 3 bedroom family house, in a prime established non-estate setting on the fringe of the town.

Built in the early 1950's, the property offers practical and well proportioned accommodation, incorporating a good degree of style, character and proportion from that period, along with the later addition of a conservatory to the rear, taking advantage of the property's generous, colourful and mature rear gardens.

Accommodation in brief provides a spacious reception hall, living room, separate dining room, kitchen/breakfast room, utility porch, cloakroom WC and conservatory to ground floor. Galleried landing, 3 bedrooms, bathroom and separate WC to first floor. The accommodation is served by gas fired central heating, complemented by UPVC framed double glazing.

The generous mature plot incorporates driveway hardstanding parking for several vehicles to the front, continuing to side. Lawn and shrub front gardens, larger patio, lawn and shrub rear gardens with fruit trees, garden shed and store.

Ledrah Road is an established residential setting on the South Western fringe of the town convenient for a range of immediate amenities and within walking distance of the main town centre along with schooling, leisure and main line railway facilities.

Combining this property's character, setting and accommodation, it is anticipated to appeal to a good number of people and earlier appointments to appraise are advised.

Accommodation

Living Accommodation

Front Entrance	Part glazed door to reception hall.
Reception Hall	13' 9" x 10' 2" (4.19m x 3.10m) Generous central reception area. Picture window to front. Turning staircase to first floor with attractive handrail bannister, useful cupboard under stairs. Doors leading off to living room and dining room which in turn leads to kitchen/breakfast room.
Living Room	12' 0" x 14' 0" (3.65m x 4.26m) Narrowing to 12' (3.65m). Attractive room with picture window to front, timber mantel surround with tiled inset and hearth, open fire grate. Radiator.
Dining Room	12' 0" x 11' 0" (3.65m x 3.35m) Practical separate dining room. Box bay window to front. Exposed timber floorboards. Radiator. Framed walk through to kitchen/breakfast room.
Kitchen/Breakfast Room	16' 3" x 8' 4" (4.95m x 2.54m) Generous kitchen/breakfast room, dual aspect windows side and rear enjoying distant town and mature rear garden outlook. Fitted range of pine timber fronted base and wall units providing cupboard and drawer storage, working surface over with part tiled walls adjacent, incorporating dual stainless steel sink and drainers. Cooker space with electric cooker panel, concealed hood over. Space and plumbing for automatic dishwasher, further appliance space. Breakfast area with dresser style storage. Door to rear porch/utility.
Rear Porch/Utility	7' 2" x 5' 4" (2.18m x 1.62m) Plus recessed cupboard. Incorporating space and plumbing for automatic washing machine with work surface over to allow for tumble dryer above. Fitted cupboard along with the recessed cupboard. Door to cloakroom WC, glazed door to conservatory.
Cloakroom WC	Vanity surface with inset sink unit, storage under. Close coupled WC. Window to rear (via conservatory).
Conservatory	11' 0" x 10' 4" (3.35m x 3.15m) Generous additional room, tiled flooring and base wall, full banks of windows commanding colourful and mature rear garden outlook. Door opening to gardens. Door to storage shed.

Storage Shed Useful storage facility. Window to rear (not double glazed).

First Floor

Galleried Landing Attractive handrail balustrade to staircase reveal. Good natural light via window to front. Built-in shelved airing cupboard. Radiator. Telephone socket. Access hatch to roof space. Doors leading off to all 3 bedrooms, bathroom and separate WC.

Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m) Maximum including range of built-in wardrobes. Window to front. Radiator.

Bedroom 2 12' 0" x 11' 0" (3.65m x 3.35m) Window to front. Radiator.

Bedroom 3 11' 0" x 8' 9" (3.35m x 2.66m) Dual aspect windows side and rear enjoying distant town and mature rear garden outlook. Radiator.

Bathroom 5' 9" x 5' 0" (1.75m x 1.52m) Half walled tiling and fully tiled around bath. Suite comprising panelled bath with electric shower and screen over bath, pedestal wash basin, radiator. Window to rear.

Separate WC Close coupled WC. Window to rear.

Outside 5 bar gate opens to driveway hardstanding continuing via gate to rear, combining to provide parking for several vehicles. Wide pathway and steps to front entrance. Lawned front gardens with mature hedging and shrub features. The whole well enclosed with walling to boundaries. Pathway also to far side of house providing useful side storage area.

Larger mature and well stocked gardens extend to the rear, enjoying a sunny Southerly aspect, providing immediate areas of patio, giving on to lawn with mature and well stocked shrub borders and feature including two well established productive apple trees dating back we believe to the 1950's when the site was a former orchard. Walling and fencing to boundaries. Garden tap. Potting shed.

Store 12' 6" x 11' 3" (3.81m x 3.43m) Useful block built storage building.



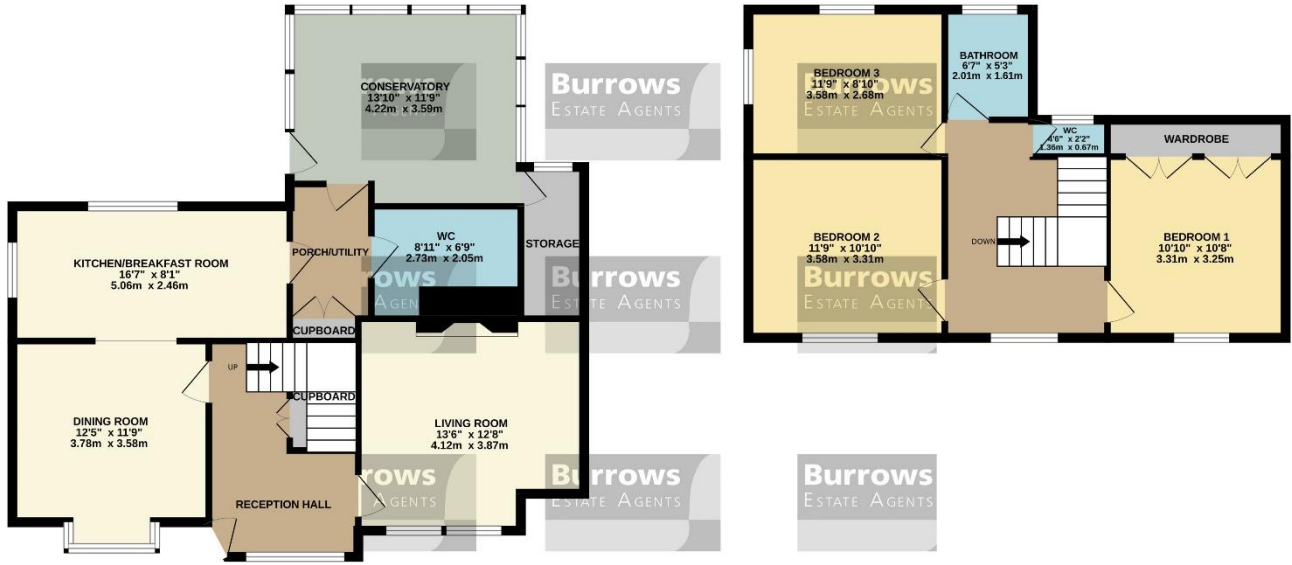
Council Tax Band D correct as at 24 August 2023.

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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