



87 Cuddra Road



Town Centre and Railway Station 1 mile
Superstore 600 yards

A beautifully presented three-storey semi-detached four-bedroom residence with detached garage and garden.

- Well Positioned
- Hall & Cloakroom
- Living Room
- Kitchen & Dining Room
- 4 Bedrooms (1 En Suite)
- Bathroom
- Parking & Detached Garage
- Enclosed Rear Garden
- Freehold
- Council Tax Band D

**Offers In Excess Of
£350,000**



SITUATION

87 Cuddra Road is situated on the proper and well-regarded residential development of Gwallon Keas in the Holmbush area of St Austell within walking distance of nearby shops, public house and Tesco and Lidl superstores. The centre of St Austell is about a mile to the west which offers a further range of comprehensive facilities and amenities and there are primary and secondary schools in the area. In the centre of town is a station on the London Paddington line.

The picturesque port of Charlestown is about $\frac{3}{4}$ mile with its historic harbour and renowned coastal walks.

DESCRIPTION

Constructed in 2021, 87 Cuddra Road is a well-presented residence which offers four-bedroom accommodation arranged over three storeys which is light, airy and modern in appeal. The house benefits from a NHBC guarantee.

On the ground floor is an Entrance Hall with a light grey wood effect tiled floor, Cloakroom, stairs off to first floor with an under-stairs Cupboard and access through to a well-proportioned Living Room. The Living Room opens to a Kitchen and Dining Room with double-glazed doors to an outside seating terrace on the southern side of the residence.

The Kitchen with light grey wood effect tiled floor includes matching range of gloss finished base and eye level cupboards with worktops and upstands over, stainless steel single drainer sink unit with vegetable bowl and mixer tap, boiler cupboard with Valiant gas fired combi-boiler, AEG induction hob with extractor hood over, built-in fan assisted oven and separate oven and grill, integral Lamona dishwasher and integral refrigerator/freezer.

On the first floor, centred around a Landing are three Bedrooms and a Bathroom with white suite comprising panelled bath with shower and screen over, close coupled wc and suspended

washbasin, wall mounted heated towel radiator, shaver point and downlighters.

On the third floor is a small Landing with deep Storage Cupboard off and the Main Bedroom with fitted bedroom furniture with sliding wardrobe doors (one mirrored) and En Suite Shower Room with fully tiled shower with rain shower, close coupled wc and suspended washbasin, shaver light, wall mounted towel radiator and downlighters.

THE GARAGE

A detached double Garage with electric up-and-over door, storage space in the roof area, part glazed side pedestrian door, power and electricity.

THE GARDEN

To the rear of the house is a regular shaped fenced and enclosed dog-friendly south facing garden with, immediately adjacent to the house, an extensive paved seating area which opens to a lawn with a row of recently planted ornamental trees on the lower side.

ELECTRIC BLINDS

There are electric blinds to the dining room doors and kitchen including sunscreen and blackout blinds which are available buy additional negotiation.

VIEWING

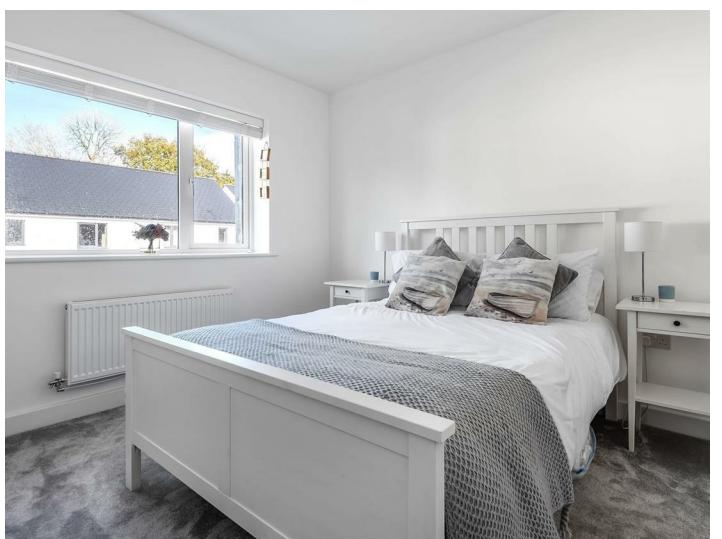
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From St Austell take the A390 towards Liskeard. Pass Tesco superstore and The Holmbush Inn. After The Holmbush Inn go straight over the traffic lights and after about 100 yards at the next set of traffic lights, turn right into Cuddra Road. Drive up the hill and turn left into Kober Way, follow the road round to the right and then left and no. 87 Cuddra Road will be seen on the right-hand side after a short distance.

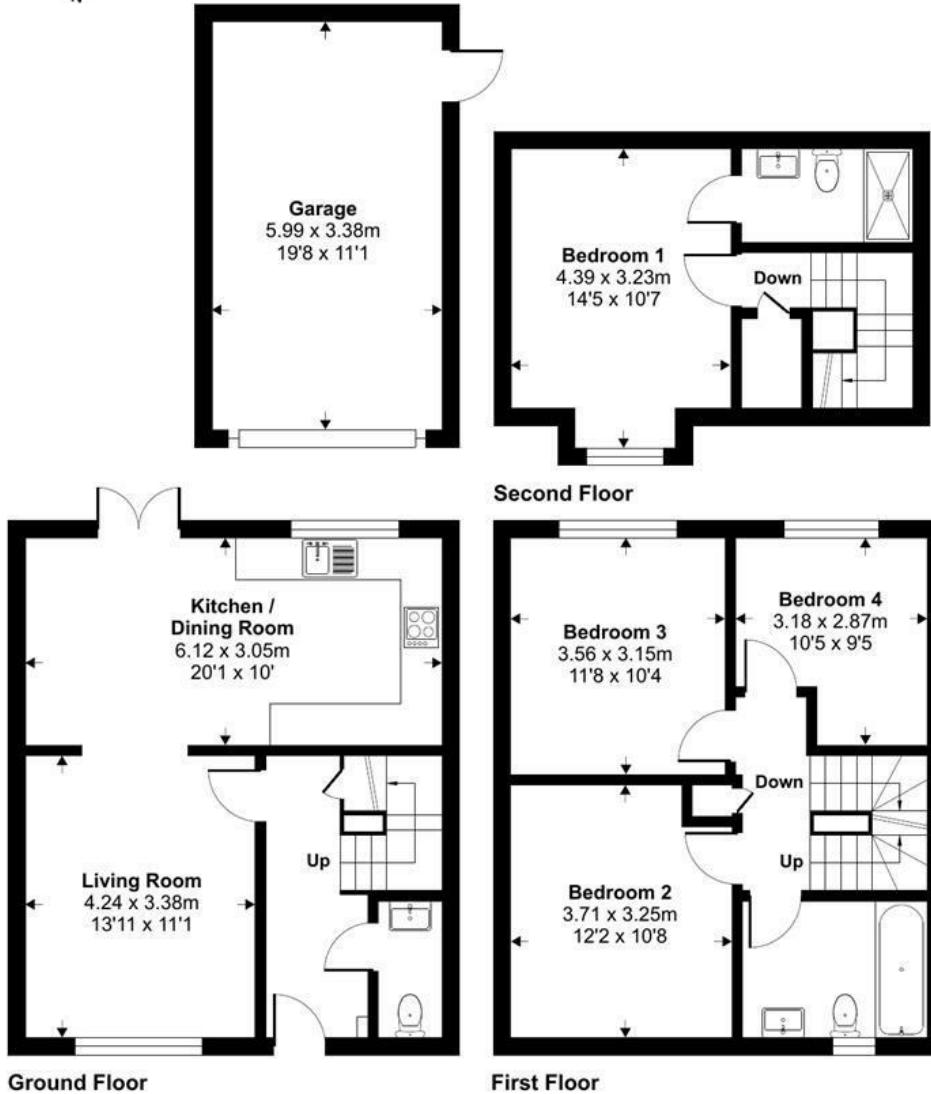
SERVICES

All mains services connected. Gas combi boiler and gas fired central heating. Double-glazed. Thermostat controlled gas central heating. TV and telephone points including Sky point. USB charging point.



Approximate Area = 1437 sq ft / 133.5 sq m (includes garage)

For identification only - Not to scale

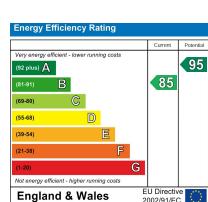


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2022.
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These particulars are a guide only and should not be relied upon for any purpose.

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