



MAY WHETTER & GROSE

2 ASPEN DRIVE, ST. AUSTELL, PL25 3JX
GUIDE PRICE £325,000



A CONVENIENTLY SITUATED LINK DETACHED HOUSE OCCUPYING A NO THROUGH ROAD WITH THREE DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER. FURTHER BENEFITS INCLUDE A GARAGE AND OFF ROAD PARKING, UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS LOVELY FAMILY RESIDENCE BUILT IN 2016. EPC - C



Location

Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. Situated in convenient location for the local supermarkets, bakery and takeaways. The recently regenerated St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell town centre head up East Hill to the mini roundabout at the top, turning left onto Kings Avenue and then turning right onto Carlyon Road. Head past the children's play park on the left and straight across the mini roundabout, past Polkyth Leisure Centre on the right hand side. Continue down the road and at the roundabout head across and along the road to the four-way traffic lights. Turn right and then immediately left, heading down Sandy Hill, past the popular Sandy Hill Infant and Primary School on the left. At the bottom traffic lights, located by the play park, take the left hand turn at the traffic lights onto Menear Road. Follow the road up hill turning left at the end. Proceed along Menear Road taking the right turning onto Growan Road. Proceed along the development, passing the right turn onto Juniper Way. Proceed straight and turn left onto Aspen Drive on the bend in the road. The property is located on the right hand side of the road.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Hard wood door with inset obscure glazing and spyhole allowing external access into entrance hall.

Entrance Hall

5'2" x 6'6" (1.58 x 2.00)



Carpeted flooring. Carpeted stairs to first floor. Doors through to lounge, kitchen/diner and ground floor WC. Radiator. BT Openreach telephone point with direct fibre link. Wall mounted thermostat.

W.C.

4'9" x 3'2" (1.45 x 0.97)



Matching two piece WC suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin. Wood effect vinyl flooring. Radiator. Fitted extractor fan. Part tiled walls.

Lounge

16'2" x 14'2" - max (4.93 x 4.32 - max)



A well lit twin aspect room with Upvc double glazed window to front elevation and Upvc double glazed patio doors to rear elevation with full length glazed panels allowing access to the enclosed rear garden. Carpeted flooring. Two radiators. Television aerial point.



Kitchen/Diner

16'2" x 12'11" (4.93 x 3.96)



A lovely entertaining space well lit with Upvc double glazed window to front elevation and Upvc double glazed patio doors with full length glazed panels allowing access to the enclosed rear garden. Wood effect vinyl flooring. Matching wall and base kitchen units, roll top work surfaces with matching splashback. Fitted four ring mains gas hob with stainless steel splashback, fitted extractor hood above and electric oven below. One and half bowl sink with matching draining board and central adjustable mixer tap. The kitchen benefits from integral dishwasher and space for additional kitchen appliances. The kitchen benefits from soft close technology. The gas fired central heating boiler is located in one of the kitchen wall units. Part tiled walls. Space for dining table. Radiator.



Landing

10'10" x 6'7" - max (3.32 x 2.02 - max)



Upvc double glazed window to rear elevation overlooking the rear garden. Doors through to bedrooms one, two, three and family bathroom. Additional door opens to provide access to over stairs storage void housing the unvented pressurised water tank. Loft access hatch. Ceiling mounted vent (PIV System). Carpeted flooring. Radiator.

Bedroom One

16'2" x 10'11" - max (4.93 x 3.34 - max)



Upvc double glazed window to front elevation. Door through to en-suite. Carpeted flooring. Radiator. In-built wardrobes with central dressing area.

En-Suite Shower

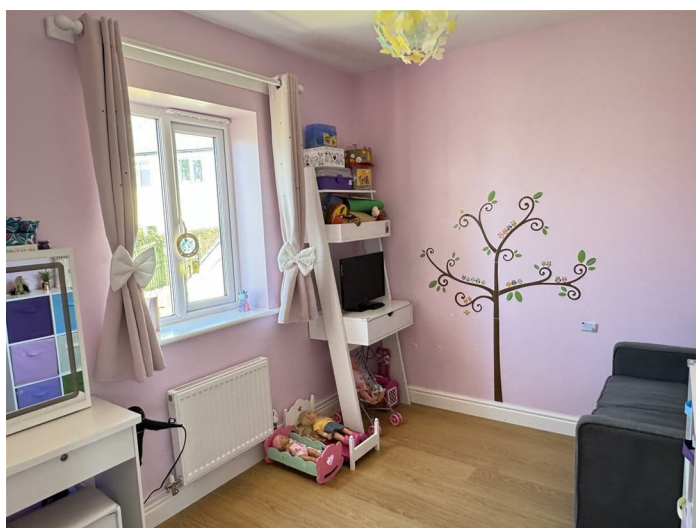
7'6" x 4'5" (2.31 x 1.37)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin, large fitted shower enclosure with glass sliding doors and wall mounted mains fed MIRA shower. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Radiator. Electric plug in shaver point.

Bedroom Three

9'5" x 7'6" (2.88 x 2.31)



Upvc double glazed window to rear elevation. Radiator. Wood effect laminate flooring.

Bedroom Two

8'3" x 9'5" (2.53 x 2.88)



Upvc double glazed window to front elevation with bespoke fitted blinds. Radiator. Carpeted flooring.

Bathroom

6'6" x 5'7" - max (2.00 x 1.71 - max)



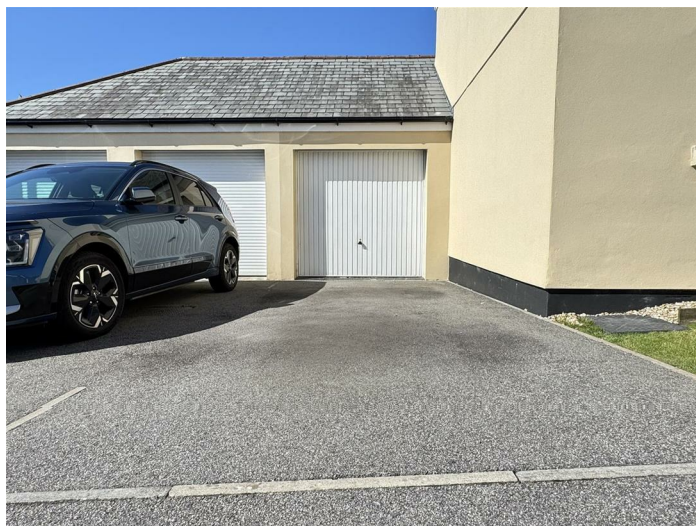
Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin and panel enclosed bath with central mixer tap and fitted shower attachment together with shower screen. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Radiator. Shaver point.

Outside

To the front, the property enjoys an immaculate front garden laid to lawn with chipped area spanning the front of the property with external tap. To the left hand side of the property is the detached garage.

Garage

16'10" x 8'9" (5.15 x 2.68)



Detached garage with tarmac driveway allowing off road parking for one vehicle. Metal up and over garage door, eaves storage, light and power.



The rear garden is laid mainly to a paved patio flowing across the rear of the property, this patio area has an awning and external light. Beyond this is a well managed area of lawn with corner chipped area to the rear section of the garden. The boundaries are clearly defined with wood fencing to the right, left and rear elevations with an elevated timber fronted planting bed to the right hand side. A convenient access gate to the right side of the property.



Council Tax Band - C

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage

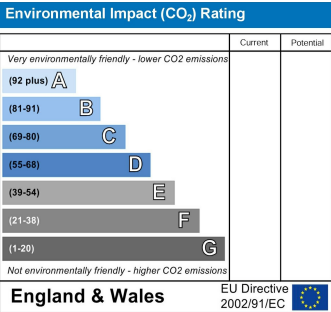
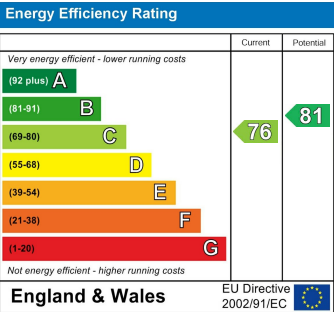
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

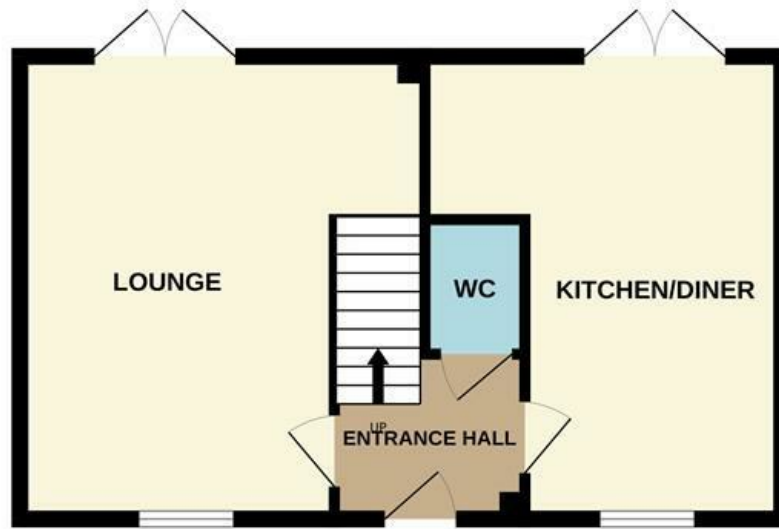
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

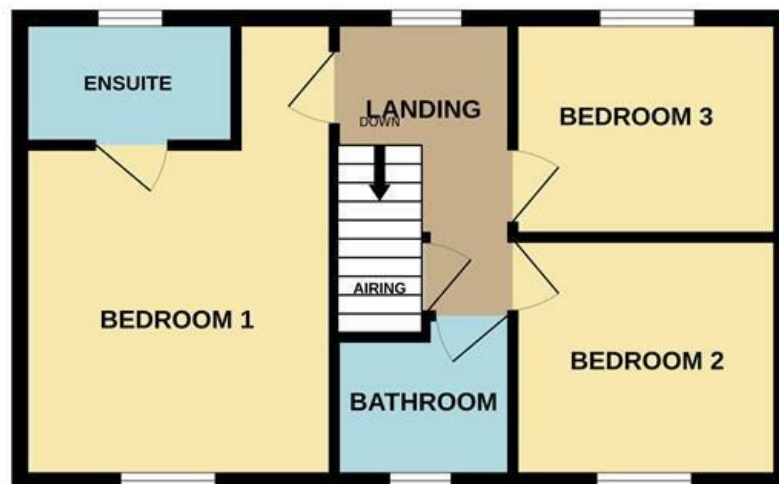
Agents Notes

Some of the electric points in the property have inset USB charging points.





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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