



MAY WHETTER & GROSE

**79 KILLYVARDER WAY, ST. AUSTELL, PL25 3DL
OFFERS IN EXCESS OF £350,000**



WITH SOME FAR REACHING VIEWS OUT TOWARDS ST AUSTELL BAY AND THE COASTLINE, LOCATED IN A POPULAR RESIDENTIAL DEVELOPMENT WITHIN A LARGE ENCLOSED CORNER PLOT, IS THIS DECEPTIVELY SPACIOUS WELL PRESENTED FAMILY RESIDENCE. FANTASTIC DRIVEWAY PARKING FOR NUMEROUS VEHICLES TO THE FRONT, TOGETHER WITH INTEGRAL GARAGE WITH FURTHER GARAGE TO THE REAR. ENCLOSED GOOD SIZE REAR GARDEN AND SEATING AREA. CONVENIENTLY PLACED FOR BOTH PRIMARY AND SECONDARY SCHOOLS, EASY ACCESS FOR THE A391 AND A390 AND A SHORT WALK INTO THE COUNTRYSIDE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS VERSATILE LIVING AND SPACIOUS ACCOMMODATION THROUGHOUT AND STANDARD OF FINISH. EPC - E *SEE AGENTS NOTES*



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. St Austell town centre is within 1 mile 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

There are two accesses in through Killyvarder Way. From Menear Road turn right sign posted Killyvarder and follow the road along for approximately 500 yards. Bear around to the right and head down the hill. The property will be on the left hand side located on the corner. A board will be erected for convenient.

Accommodation

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

The open welcoming driveway with pillared and wrought iron surround with some attractive stone work and outside courtesy lighting, leads to composite front door into entrance hall.

Entrance Hall

With access through into the integral garage/store room, door into cloakroom/WC and door into the main living area.

Cloakroom/WC



Comprising a white suite of low level WC and hand basin. Panelled wood surround. Radiator. High level obscure double glazed window to the side. Wood flooring.

Integral Garage

19'2" x 8'5" (5.85 x 2.57)

Door into the integral garage which is partly divided off to provide two storage rooms with up and over door to the front. Both have power and light.

Main Living Area

23'6" x 11'2" - max (7.17 x 3.41 - max)



A large spacious area, with double glazed window to the front with blind. Matching strip wood effect flooring continuing through. Wall mounted radiator. Carpeted stair case with large under stairs storage cupboard. Stair case turning to the first floor. Wood and glazed panel doors open through into the wonderful kitchen/dining area to the rear. Open arch leads through to the two ground floor double bedrooms.



Bedroom

13'9" x 9'6" - max (4.20 x 2.90 - max)



Finished with two tone painted wall surround and carpeted flooring. Wall mounted radiator. Two double glazed windows, one to the front and one to the side, the side enjoying views out towards Gribbin Head and St Austell Bay.

Bedroom

9'6" x 9'5" - max (2.90 x 2.88 - max)



Also enjoying a similar outlook from a large double glazed window with fitted blind and radiator beneath.

Kitchen/Diner

18'9" x 9'2" plus 5'8" x 10'2" (5.74 x 2.80 plus 1.74 x 3.11)



This is a wonderful addition, beautifully presented with matching flooring continuing through. A fantastic kitchen, dining and entertaining room providing a spacious and practical living area. Offering a great deal of natural light from a double glazed opening door to the side garden area with views across St Austell Bay, additional double doors leading out onto the rear patio and window within the kitchen area. Further light provided by recessed spotlights, a large radiator discretely hidden behind an attractive cover. The kitchen itself comprises a range of coloured gloss fronted wall and base units thoughtfully designed and laid out incorporating integrated dishwasher. Stainless steel sink and draining board with mixer tap set within a square edged speckled polished work surface. There is also an induction hob with extractor over and deep pan drawers beneath. Eye level oven and recess for American Fridge/Freezer with storage surround.





Wide carpeted stair case turns to half landing where there is a radiator with cover. Up to the landing with access to the loft. Doors to further bedrooms and family bathroom together with door into airing cupboard with slatted shelving.

remodelled and comprises a large panelled bath, hand basin with mixer tap, low level WC and curved glazed doors into one and half size shower cubicle with integrated system over. Finished with a part tiled wall surround. Chrome Heated Ladder Towel Rail. Dark strip wood effect floor covering. High level obscure double glazed window.



Bathroom

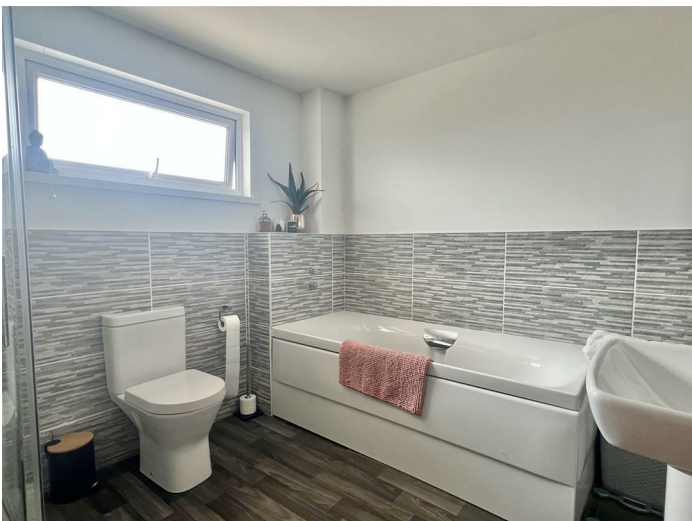
11'3" x 9'1" - max (3.43 x 2.79 - max)

Principal Bedroom

11'1" x 10'10" (3.39 x 3.31)



Enjoying some coastline and far reaching views from a double glazed window to the side and rear with fitted blind and radiator beneath. Sliding doors into in-built wardrobes. Finished with a feature paper patterned wall.



A generous size bathroom which has been



Bedroom

10'0" x 9'1" - max (3.06 x 2.78 - max)

Also located to the side rear enjoying a similar outlook from a double glazed window with fitted blinds and radiator beneath.

Bedroom

11'1" x 8'11" (3.39 x 2.72)

Located to the front and benefitting from in-built wardrobes. Also enjoying some far reaching views from double glazed window.

Outside



This deceptively spacious family home enjoys wonderful outside surroundings and large corner plot which extends around the side and opens to the rear.

There is access through to an additional garage.

Additional Garage



Up and over door. Power and light. Door to the side.



From the double doors in the dining area a flagstone paved patio with some raised planted borders and block built wall surround. Ideal for al fresco dining and entertaining, whilst taking in some coastline views. There is also an area of open lawn which continues around to the side where the oil tank is located. Side gated access with pathway.





Council Tax Band - C

Agents Notes

Oil Central Heating

Broadband and Mobile Coverage

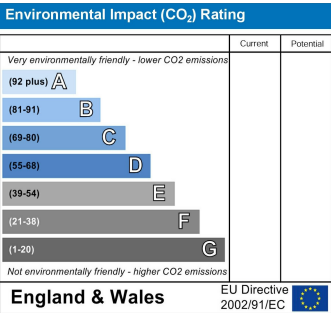
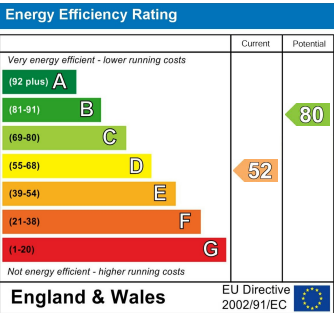
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

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

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

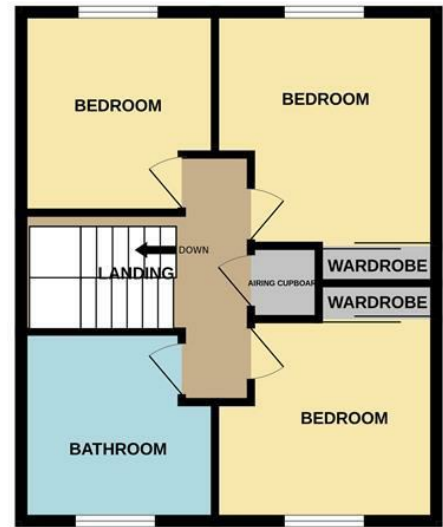




GROUND FLOOR



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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