

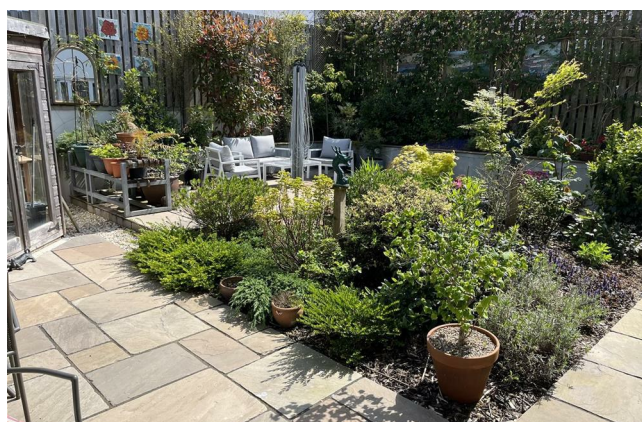


MAY WHETTER & GROSE

**7 QUILLET CLOSE, ST. AUSTELL, PL25 4GD
OFFERS IN EXCESS OF £400,000**



A WELL POSITIONED EXECUTIVE DETACHED HOUSE OCCUPYING AN ENVIOUS LOCATION AT THE VERY END OF A NO THROUGH ROAD. THE PROPERTY OFFERS FOUR DOUBLE BEDROOMS, PRINCIPAL BEDROOM WITH EN-SUITE, A SPACIOUS KITCHEN/DINER, DOUBLE GARAGE AND AMPLE OFF ROAD PARKING. FURTHER BENEFITS INCLUDE ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. BUILT IN 2019 AND OWNED FROM NEW BY THE CURRENT OWNERS, AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED AND WELL PRESENTED FAMILY HOME. EPC - B
SEE AGENTS NOTES



Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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 head out onto the A390 turning onto Porthpean Road follow the road along to the mini roundabout, taking the second turning into the development, Agletts Way. Head down and taking the second left follow the road around and taking the right hand turn into Quillet Close. As you turn in follow the road to the bottom and then bear around to the left where there is a separate shared driveway which leads up to the property. The property is located on the left hand side of the no through road.

Accommodation

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

Main front door with obscure double glazed inserts allows access into the entrance hall.

Entrance Hall

10'2" x 5'10" - maximum (3.12 x 1.78 - maximum)



Upvc double glazed window to side elevation. Doors through to WC, Lounge and Kitchen/Diner. Tile effect vinyl flooring. Carpeted stairs to first floor. Radiator. Wall mounted thermostat.

W.C.

5'4" x 3'10" (1.63 x 1.17)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising Low level flush WC with soft close and dual flush technology, corner hand wash basin with central mixer tap. Continuation of tile effect vinyl flooring. Part tiled walls. Radiator. Mains fuse box.

Lounge

20'6" x 11'7" (6.25 x 3.54)



Upvc double glazed full length window to front elevation providing a great deal of natural light and enjoying a pleasant outlook over open countryside opposite the property. Upvc double glazed twin patio doors to rear elevation with full length glazing allowing access to the rear patio and in turn enclosed rear garden. Carpeted flooring. Two radiators. Television aerial and two telephone points. BT Openreach point providing fibre internet direct to the property.



Kitchen/Diner

20'6" x 12'11" (6.26 x 3.94)



Another well proportioned room, well lit with full length Upvc double glazed window to front elevation providing an outlook over open countryside to the front of the property. Further Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Door through to utility room. Additional door provides access to the under stairs storage void. Continuation of tile effect vinyl flooring. Radiator. Matching wall and base kitchen units benefitting from soft close technology. Integral Zanussi dishwasher and integral fridge/freezer. Square edge work surfaces with matching splashback. One and half bowl stainless sink with matching drainer board and central mixer tap. Fitted five ring gas hob with large AEG fitted extractor hood. Stainless steel splashback. Fitted electric oven with inset grill. Space for dining table.

Utility

9'0" x 5'4" (2.76 x 1.63)



Hardwood door to rear elevation with upper sealed glazed unit providing external access to the enclosed rear garden. Continuation of tile effect vinyl flooring. Continuation of the kitchen wall and base units. Continuation of the square edge work surfaces with matching splashback. Stainless steel sink and

drainer board with central mixer tap. Space for washing machine and tumble dryer. Agents Note: The Logic system S18 combination central heating boiler is located in the right hand side, wall mounted unit. Radiator.

Landing

9'7" x 3'0" (2.94 x 0.92)

Doors off to double bedrooms one, two, three and four and family bathroom. Additional door opens to provide access to a useful in-built storage void. Carpeted flooring. Radiator. Loft access hatch.

Bedroom Two

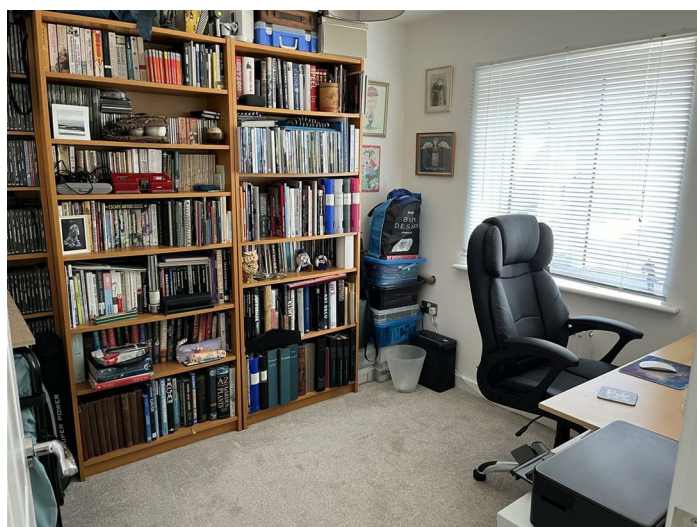
11'9" x 11'3" (3.60 x 3.45)



Upvc double glazed window to front elevation with delightful elevated views over open fields to the front of the property. Carpeted flooring. Radiator. Telephone point.

Bedroom Four

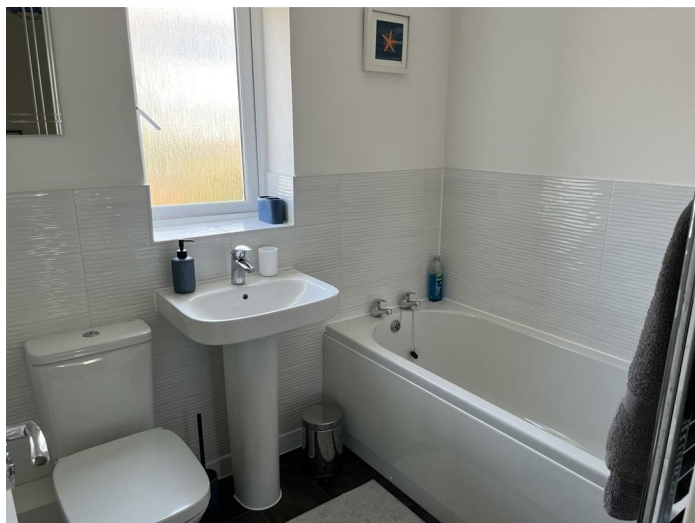
8'10" x 8'5" (2.71 x 2.57)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. This room is currently utilised as an office, however would comfortably house a double bed.

Family Bathroom

9'7" x 5'6" (2.93 x 1.70)



Upvc double glazed window to rear elevation with obscure glazing. Matching four piece white bathroom suite comprising panel enclosed bath, ceramic hand wash basin with central mixer tap, low level flush WC with dual flush and soft close technology and fitted shower enclosure with sliding glass shower doors, wall mounted mains fed shower. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Electric plug in shaver point. Heated towel rail. Fitted extractor fan.

Bedroom Three

9'8" x 8'10" (2.95 x 2.70)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Television aerial point. Telephone point.

Bedroom One

11'4" x 12'10" (3.46 x 3.93)



Upvc double glazed window to front elevation with delightful views over open fields opposite the property. Door through to en-suite shower room. Door to airing cupboard housing the hot water cylinder with slatted storage above. Carpeted flooring. Wall mounted thermostat. Radiator. A generous principal bedroom.

En-Suite Shower Room

7'6" x 5'6" (2.30 x 1.68)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white shower suite comprising Low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central mixer, fitted shower enclosure with glass sliding shower doors and wall mounted shower. Electric plug in shaver point. Tiled walls to water sensitive areas. Heated towel rail. Fitted extractor fan.



Outside



Accessed at the very end of a no through road, a tarmac drive provides off road parking to the front of the property for numerous vehicles and provides access to the double garage.

Double Garage

17'5" x 16'11" (5.33 x 5.18)



Twin metal up and over doors provide vehicular access, pedestrian door to the left hand side with double glazed panel inset. The double garage benefits from the addition of light and power and also offers fantastic eaves storage options.



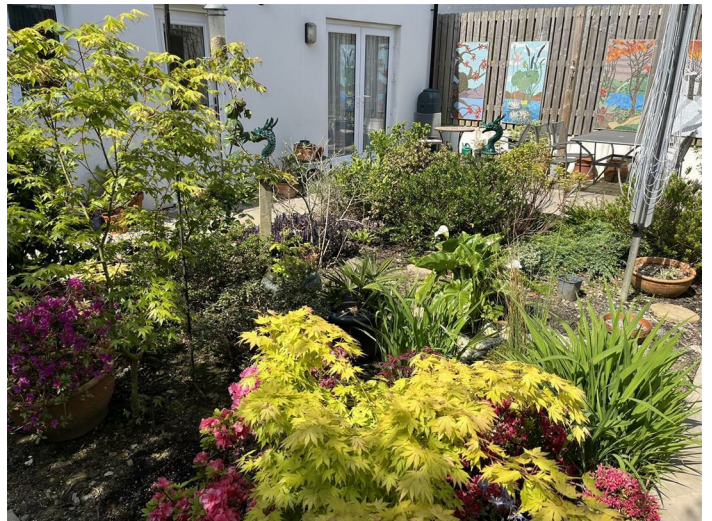
The front garden is majority laid to lawn with an extremely well stocked array of planting and shrubbery. A hardstanding walkway provides access to front door. A further hardstanding walkway provides access to a wooden gate located off the right hand corner of the property between the house and garage providing secure gated access to the enclosed rear garden.



Either accessed via the utility room or the walkway to the right hand side of the property is the enclosed rear garden. If accessed via the right hand wooden gate, an opening provides side access to the garage with a granite chipped area suitable for recycling/storage options.

The rear garden is laid to paved patio with outdoor tap to the rear of the property and external power points. A paved patio flows across the left hand side and provides access to a wooden summerhouse. A further area of patio to the far right hand corner which is surrounded by an elevated planting bed again well stocked with an array of evergreen shrubbery. Centrally is a further well stocked planting bed complete with sunken pond. This rear garden is well enclosed with wood fencing to the right, left and rear elevations and catches a great deal of sun.

Council Tax Band - E



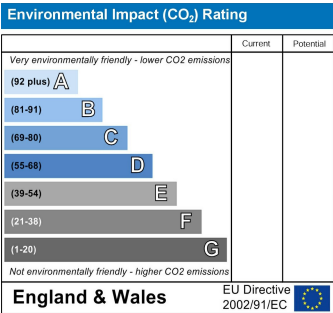
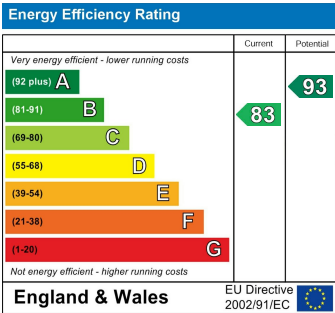
Agents Note:

We are advised that the owners pay a management charge of circa £200 per annum to First Port.
We are advised that the road is unadopted.
We are advised that a number of the plants in the

front and rear gardens will be removed by the current owner prior to completion. These are NOT included with the sale.

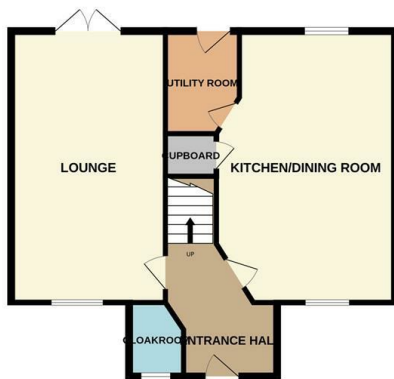
The property was built in 2019 by Wainhomes - The current owners purchased the property new.

There is a pre planning application for a development in the fields opposite the property. This is pre planning and not been approved to date.

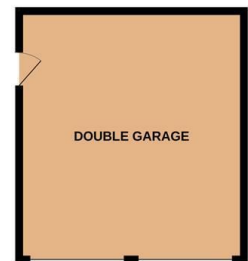
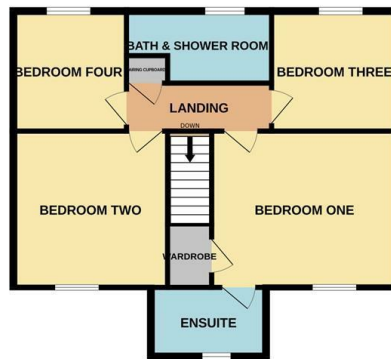




GROUND FLOOR



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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