



MAY WHETTER & GROSE

23 CHIPPONDS DRIVE, ST. AUSTELL, PL25 5DE
GUIDE PRICE £450,000



BEAUTIFULLY POSITIONED AT THE END OF A NO THROUGH ROAD, WE INVITE YOUR INTEREST IN THIS BEAUTIFULLY PRESENTED EXTENDED DETACHED HOUSE WITH OWNED SOLAR PANELS WITH 10KW BATTERY AND ELECTRIC CAR CHARGING POINT. THE VERSATILE FAMILY HOME BOASTS FOUR DOUBLE BEDROOMS AND THREE RECEPTION ROOMS. FURTHER BENEFITS INCLUDE GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A SPACIOUS PLOT AND AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE ACCOMMODATION AND FINISH ACHIEVED. A BEAUTIFUL GARDEN ROOM FLOWS OFF OF THE LOUNGE WITH BI FOLD DOORS LEADING ONTO THE SPACIOUS GARDEN WITH ELEVATED VIEWS OVER ST AUSTELL. EPC - AWAITED



Location

The property is situated on the Western side of St Austell, on the outskirts of St Austell town centre, which is within walking distance (1 mile) of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. 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. The property is within the catchment area for good local schooling both primary and secondary. Newquay airport is 14.5 miles away via B3279 (28 minutes) or 15.8 miles via A3058 (26 minutes).

Directions

From St Austell head up Edgcumbe Road, known locally as Hospital Hill, towards Trewoon. At the brow of the hill turn left onto Edgcumbe Green. Follow the road along for approximately 150 yards taking the next turning right into Chipponds Drive, follow the road until reaching the left hand turn into a no through servicing a handful of other properties. The house is tucked away in the right hand corner of the no through road.

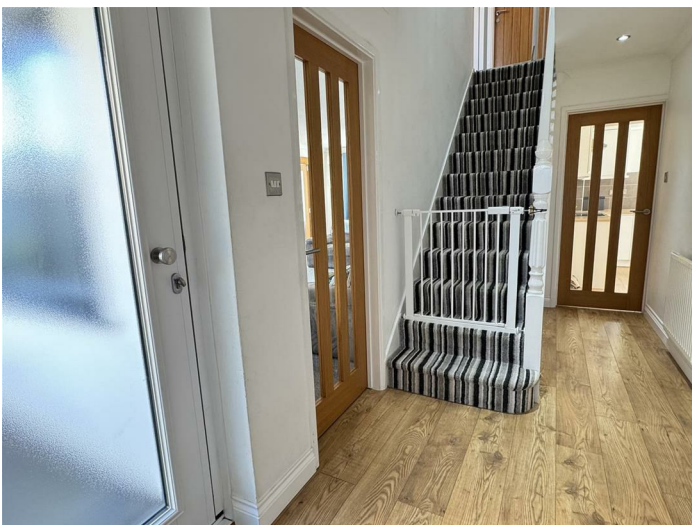
Accommodation

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

Upvc double glazed door with full length inset obscure glazed panel allows external access into entrance hall.

Entrance Hall

14'9" x 5'9" - max (4.52 x 1.76 - max)



Doors through to lounge, kitchen, dining room and WC. Additional door opens to provide access to an in-built storage void. Wood effect laminate flooring.

Carpeted stairs to first floor with open storage recess below. Radiator.

W.C.

5'9" x 2'9" (1.77 x 0.85)



A well appointed ground floor WC with Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush and soft close technology. Ceramic hand wash basin with central mixer tap set on square edged wooden work surface offering storage below. Tiled walls to water sensitive areas. Heated towel rail. Tile effect flooring.

Dining Room

13'1" x 8'5" (4.01 x 2.57)



Upvc double glazed window to front elevation. Ceiling mounted Velux wood frame double glazed window providing additional light. Continuation of wood effect laminate flooring. Radiator. In-built bespoke shelved recess. This room would serve a multitude of purposes currently utilised as a dining room but would make an additional lounge or further bedroom.

Kitchen

11'5" x 10'6" (3.50 x 3.21)



Another well appointed room with Upvc double glazed door to side elevation with full length obscure glazed panel. Upvc double glazed window to rear elevation, both combine to provide a great deal of natural light. Opening through to utility. Matching wall and base kitchen units, square edged work surface. Four ring buttonless Bosch Induction Hob with fitted extractor hood above and electric oven below. The kitchen benefits from integral dishwasher, fridge, washing machine. Tiled walls to water sensitive areas. Continuation of wood effect laminate flooring. Modern vertical radiator. LED plinth under unit lighting. Stainless steel sink with matching draining board and central mixer tap.

Utility

5'10" x 4'5" (1.80 x 1.35)



Accessed off the kitchen with Upvc double glazed window to side elevation. Continuation of matching kitchen base units, matching square edged work surfaces and wood effect laminate flooring. Power points with inset LED charging points. High level enclosed mains fuse box. Door opens to provide access to in-built storage void. Part tiled walls.

Lounge

21'10" x 14'11" - max (6.68 x 4.57 - max)



A fabulous twin aspect room with Upvc double glazed windows to front and rear elevations. Carpeted flooring. Two radiators. Focal Dimplex electric fire. BT Openreach Telephone point. Television aerial point. Triple fully opening doors provide access through to garden/sun room.



Garden/Sun Room

15'9" x 11'5" (4.81 x 3.48)



A fantastic addition to the property creating a third reception room. Upvc double glazed bi fold doors to rear elevation which open to provide access to the rear patio and in turn spacious rear garden. Triangular vaulted Upvc double glazing above and four Velux double glazed ceiling windows combine to provide a great deal of natural light. Continuation of wood effect laminate flooring. Vertical radiator. Television aerial point.



Landing

9'3" x 11'1" - max including stair recess (2.83 x 3.38 - max including stair recess)



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

Bedroom Two

12'0" x 11'7" - max (3.66 x 3.54 - max)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Fitted three door in-built wardrobe, the middle door being a full length mirror.

Bedroom Three

10'9" x 8'3" (3.28 x 2.53)



Upvc double glazed window to rear elevation.
Carpeted flooring. Radiator.

Bedroom Four

9'8" x 8'11" (2.97 x 2.73)



Upvc double glazed window to rear elevation.
Carpeted flooring. Radiator.

Family Bathroom

8'11" x 6'0" - max (2.74 x 1.85 - max)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, P-shaped bath, wall mounted detachable body nozzle and overhead shower nozzle. In-built shelving. Ceramic hand wash basin mixer tap set on squared edge work surface with additional storage below. Tiled walls to water sensitive areas. Electric plug in shaver. Heated towel rail. Tile effect flooring.

Bedroom One

12'0" x 12'0" (3.67 x 3.66)



Upvc double glazed window to front elevation.
Carpeted flooring. Radiator. Twin doors open to provide access into in-built storage recess.



Outside



Conveniently situated off a no through road in Chipponds Drive, 23 is located in the corner with a bricked drive to the front providing off road parking, complete with electric vehicle charging point. To the right hand side a gate provides secure access to the enclosed rear garden. To the left hand side is the garage.

Garage

18'10" x 11'8" (5.75 x 3.58)

Metal up and over door. Upvc double glazed windows to rear and side elevations. The garage benefits from power and also houses the solar panel controls complete with battery. We are advised that the battery is a 10kw battery.



To the left hand side there is a useful wooden storage shed set on a slate chipped area. The wooden fence to the side of the shed can be opened.

Directly off the garden/sun room is a paved patio which flows around the rear of the property and opens to a further paved seating area. Beyond this there are three tiers of slate chippings leading to an elevated area of lawn.

The boundaries are clearly defined with wood fencing.

The main garden is laid to lawn flowing off the garden/sun room with established hedging to the left and right hand sides. A further area of decking is located to the rear of the garage. Stunning elevated views over St Austell to the rear.





Council Tax Band - D with improvement indicator

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

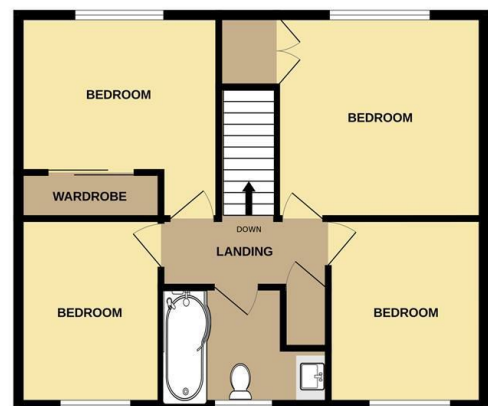
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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