



MAY WHETTER & GROSE

5 MCLEAN DRIVE, FOXHOLE, PL26 7TS
GUIDE PRICE £300,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A SUPERBLY PRESENTED MODERNISED, SEMI DETACHED HOUSE OFFERING A HIGH END FINISH THROUGHOUT. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH OFF ROAD PARKING TO THE FRONT AND A BEAUTIFUL LANDSCAPED REAR GARDEN WITH SUNKEN PATIO AND GARDEN ROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING AND ELECTRIC HEATING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS IMPRESSIVELY PRESENTED HOME. EPC - D



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Location:

Foxhole is a village situated between St Austell and Newquay with a primary school and a range of village amenities including shops and sub post office. St Austell town centre is situated approximately 5 miles away and offers a wider range of shopping, beaches. The Eden Project, educational and recreational facilities. There is a mainline railway station and leisure centre, together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The cathedral city of Truro is approximately 20 miles from the property.

Directions:

From St Austell take the A3058 and proceed through the villages of Trewoon and Lanjeth. After Lanjeth take the right hand turn taking the B3279 and proceed into the village of Foxhole. The property is located on the left hand side of the road occupying a lovely no through road setting with parking available on the drive in front of the house.

The Accommodation:

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

Composite front door with triple inset obscure glazed panel allows external access from the kitchen/diner.

Kitchen/Diner:

19'1" x 15'3" at maximum (5.84m x 4.67m at maximum)



Further Upvc double glazed windows to front elevation from the kitchen and dining areas. White high gloss matching wall and base kitchen units, benefitting from soft close technology and incorporating integral dishwasher, fridge freezer and intelligent storage. Four ring buttonless ceramic induction hob with fitted extractor hood over and electric oven below. Polished granite work surfaces with matching splash back. Fitted sink with grooved draining board and central mixer tap. Tiled walls to

water sensitive areas. Wood effect Karndean flooring throughout. Wall mounted electric thermostatically controlled radiator. Space and plumbing off the dining area for washing machine and tumble dryer. Door through to ground floor WC, door through to lounge. To the side of the room, it opens to a fabulous dining area with continuation of the kitchen base units with wood effect squared edge work surfaces to the front and rear of the room. Mains enclose fuse box.





Lounge:

19'9" x 13'5" (6.03m x 4.11m)



Upvc double glazed patio doors and window to rear elevation allowing an outlook and access on to the beautifully presented sunny aspect rear garden. Continuation of the Karndean flooring. Wall mounted electric thermostatically controlled radiator. Carpeted stairs to first floor. Door provides access to the under stairs storage cupboard. The wood effect Karndean flooring continues through. Television aerial point. Telephone point. Upon entering the room, to the right hand side there is a bespoke entertainment area offering shelved storage options, television recess with further closable storage below.

WC:

6'10" x 3'2" (2.09m x 0.99m)



A beautifully presented WC, comprising low level flush WC with recessed dual flush technology. Ceramic hand wash basin with central mixer tap set on vanity storage unit, offering additional storage options below. Continuation of wood effect Karndean flooring. Extractor fan. Feature rear tiled wall with inset display/storage shelf.



Bathroom:

7'4" x 6'5" (2.25m x 1.97m)



Upvc glazed window to front. Updated matching four piece white bathroom suite comprising, low level flush WC with recessed dual flush controls, circular ceramic hand wash basin with central mixer tap set on vanity storage unit with additional drawer storage below. Panel enclosed bath with central mixer tap complete with fitted shower attachment, separate fitted shower enclosure with glass shower door and wall mounted mains fed over head shower with detachable body jets with inbuilt tiled storage. Tiled walls to water sensitive areas. Wood effect tiled flooring. Fitted extractor fan. Heated towel rail and full width mirror.

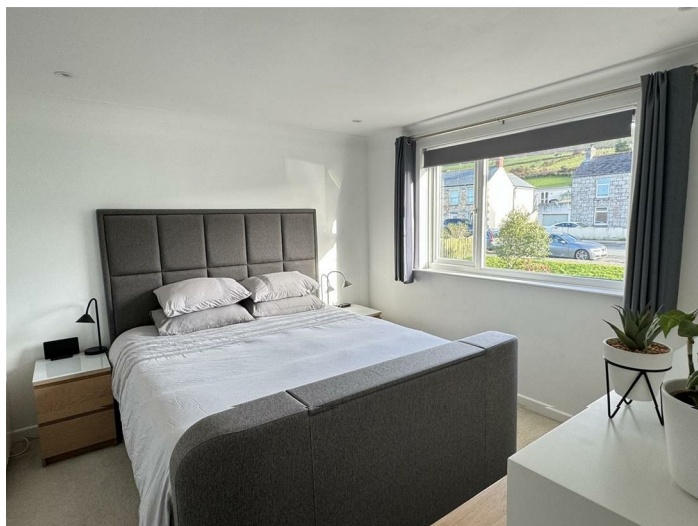


Upvc double glazed window to side elevation. Doors off to all bedrooms and family bathroom. Further door provides access to the properties airing cupboard housing the Megaflow Heatrae Sadia pressurised hot water tank. Carpeted flooring. Loft access hatch. Fitted Nu Air ventilation vent which regulates the temperature in the loft and the house preventing condensation.

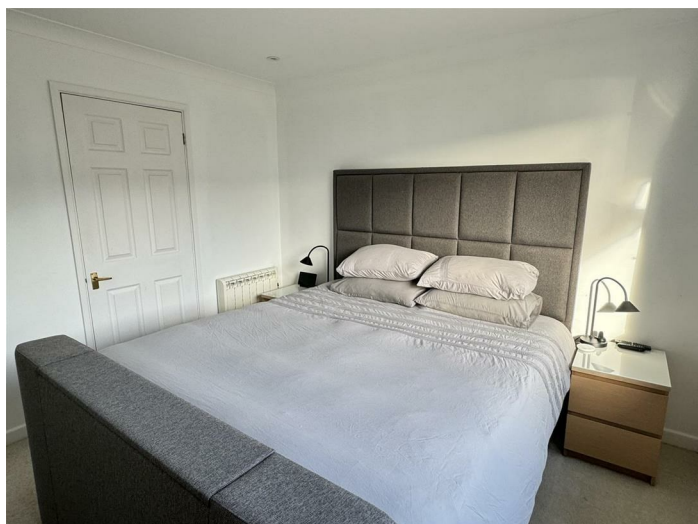


Bedroom One:

10'8" x 11'3" (3.26m x 3.45m)



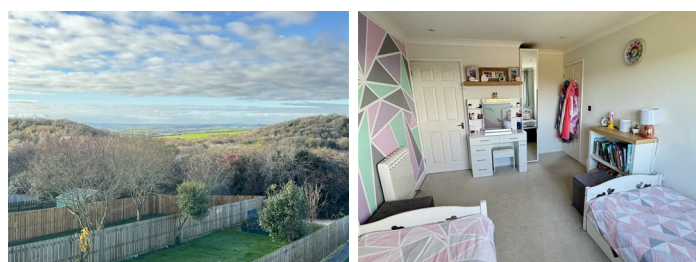
Upvc double glazed window to the front. Carpeted flooring. Wall mounted electric thermostatically controlled radiator. Door opens to provide access to inbuilt wardrobe with shelved and hanging storage options.

**Bedroom Two:**

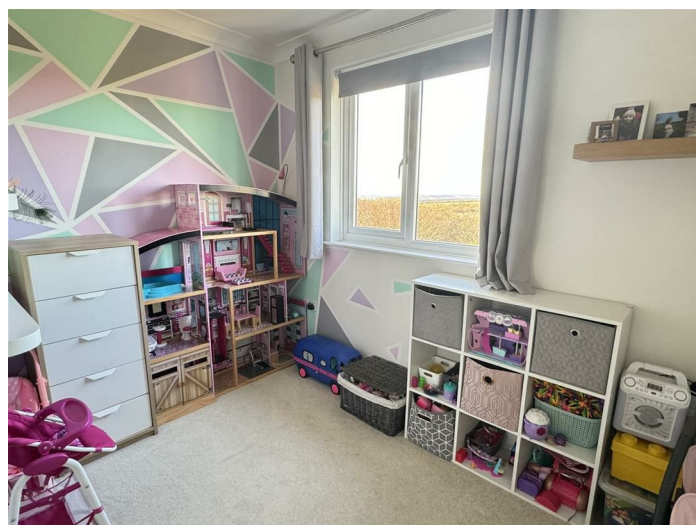
15'1" x 9'10" at maximum (4.62m x 3.00m at maximum)



Upvc double glazed window to rear enjoying spectacular far reaching views and overlooking the immaculate rear garden. Carpeted flooring. Wall mounted electric thermostatically controlled radiator. Door opens to provide access to in built wardrobe with hanging and shelved storage facilities.

**Bedroom Three:**

11'10" x 9'6" at maximum (3.63m x 2.90m at maximum)



Upvc double glazed window to rear also enjoying far reaching views. Carpeted flooring. Wall mounted thermostatically controlled electric radiator. Door opens to provide access to inbuilt wardrobe with shelved and hanging storage options.

External: To the Front:

Conveniently accessed with off road parking for two vehicles. The rear garden can either be accessed off the lounge or via a wooden gate courtesy of the left hand walk way to the side of the property. This area also has an outdoor tap. A granite paved walkway provides access to the front door.

To the Rear:

Laid to patio (elevated) directly off the lounge. Steps then lead down to an area of slate chippings. Access gate providing access back to the front of the property. Paved walkway down the left hand side of the garden passed a large expanse of level lawn. The boundaries are clearly defined with wood fencing to the right, left and rear elevations. To the lower section of the garden is a rendered block display planting bed which is well stocked with an array of evergreen planting and shrubbery. Beyond this area is a further sunken area of paved patio and useful detached outbuilding. Gravelled pathway leads to the far corner of the rear garden with additional wooden storage shed.

**Outbuilding:**

16'4" x 15'7" (4.99m x 4.76m)



Benefitting from light and power with two ceiling Velux windows. Upvc double glazed patio doors to front elevation. Wood effect vinyl flooring. Wall mounted thermostatically controlled electric radiator. Kitchen base units to the right hand side with roll top work surfaces. High level display shelf above. A fantastic and versatile addition to this well presented property.



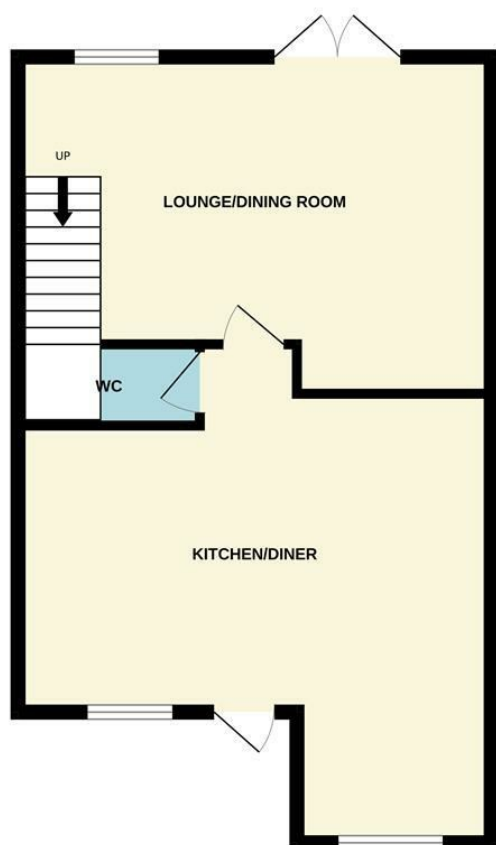
Council Tax: Band B



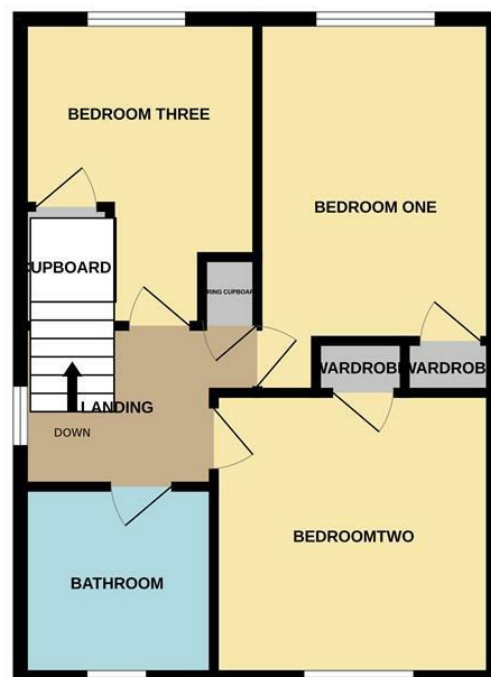
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

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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