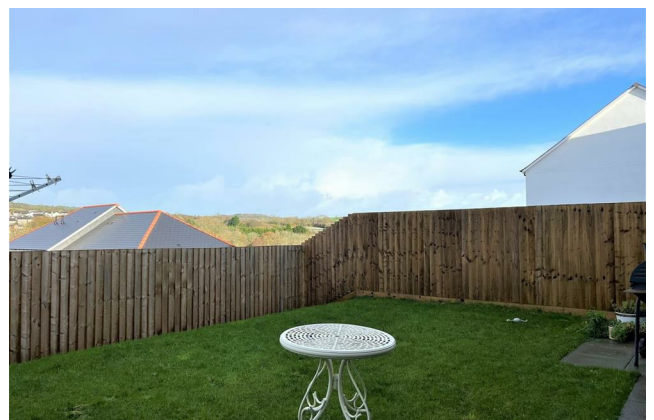


MAY WHETTER & GROSE

43 GWARTHA CLOSE, ST. AUSTELL, PL25 3GF
GUIDE PRICE £425,000



SITUATED NEAR ST AUSTELL BAY, CHARLESTOWN AND THE COASTLINE, IS THIS IMPRESSIVE AND DECEPTIVELY SPACIOUS FOUR BEDROOM LINK DETACHED FAMILY RESIDENCE WHICH IS LOCATED IN A CUL-DE-SAC POSITION WITHIN A POPULAR DEVELOPMENT A SHORT DISTANCE FROM THE A390. THOUGHTFULLY DESIGNED AND LAID OUT INCORPORATING A HIGH SPEC FINISH WITH GRANITE STONE WORKSURFACES, TILED FLOORING, UPGRADED INTERNAL DOORS AND CARPETED FLOORING. VERSATILE LIVING WHICH OFFERS BEDROOM AND KITCHEN/DINING ROOM/FAMILY ROOM TO THE FIRST FLOOR WITH LOUNGE AND UTILITY/WC TO THE GROUND FLOOR WITH THE ADDITIONAL BENEFIT OF A LARGE GARDEN ROOM. TO THE FIRST FLOOR THREE FURTHER BEDROOMS, PRINCIPLE WITH EN-SUITE AND FAMILY BATHROOM. ALSO BENEFITING FROM DRIVEWAY PARKING FOR TWO CARS PLUS GARAGE. EPC - B



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Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. 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 Carlyon Bay beach are a short stroll and the award winning Eden Project are within walking distance. 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 head out onto the A390 past Tesco on your left hand side, carrying straight on heading out towards St Blazey. There is a set of traffic lights, turn right into the new Devonshire Homes Development. Follow the road up and around taking the second right hand turning into Gwartha Close. Follow the road along and it will sweep around to the right hand side and then down in front of you, to the left the property will appear. A board will be erected for convenience.

Accommodation:

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

From the driveway there is a paved pathway with covered front entrance and outside courtesy lighting with attractive front door leading into entrance hall.

Entrance Hall:



The quality of finish can be seen immediately with the upgraded tiled flooring which continues through from the hallway to the main lounge/dining/family room area and into the WC. Door into bedroom.

Bedroom:

8'7" x 10'0" (2.64m x 3.05m)



Upvc double glazed window to front with fitted Venetian blind. Radiator. Finished with a bright white wall surround and warm coloured carpeted flooring.

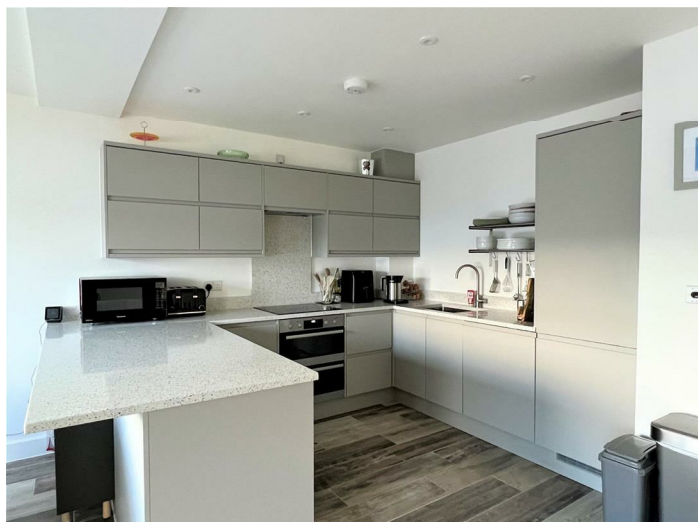
Cloakroom/WC:



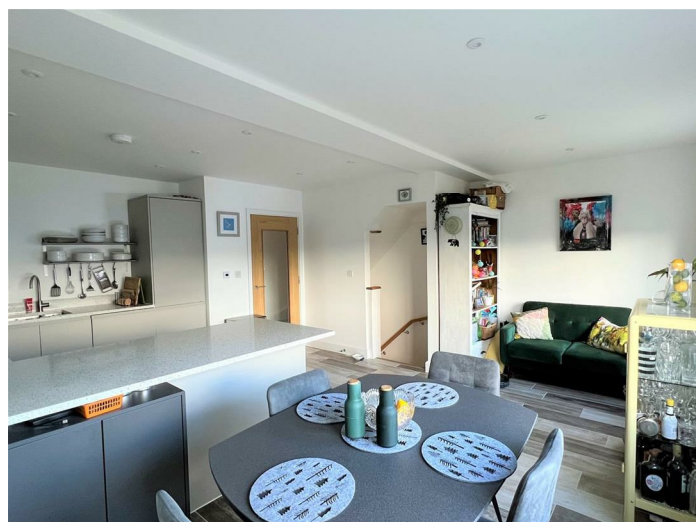
Comprising low level WC and hand basin. Attractive part tiled wall surround. Wall mounted extractor. Ceiling spotlights. Radiator.

Large walk in storage cupboard and carpeted staircase leading to first floor. Glass panel door into main kitchen/dining/family room area.

Kitchen/Dining/Family Area:
17'4" x 17'2" (5.29m x 5.24m)



(maximum measurement into recess)
Beautifully appointed and laid out with two large Upvc double glazed windows to the rear elevation both with radiators beneath and enjoying some far reaching views. The kitchen has been thoughtfully designed and laid out incorporating a range of light grey fronted wall and base units. Integrated fridge freezer, dishwasher, oven with electric hob and extractor over. Slow close drawers incorporating hidden cutlery tray. The granite stone worksurface with matching kickback and incorporates a one and a half bowl stainless steel sink with mixer tap. Recess spotlighting. Staircase with oak handrail leads down to the ground floor.



Ground Floor:

Tiled flooring. Leading to utility, cloakroom/WC plus lounge.

Utility:

5'10" x 4'1" (1.80m x 1.26m)



Integrated washing machine and dryer. Granite stone worksurfaces with matching kickback above. Ceiling mounted extractor. Sliding door into large cloakroom/WC.

Cloakroom/WC:

5'8" x 4'3" (1.75m x 1.31m)



Low level WC and hand basin with hidden cistern into an attractive tiled surround. Ceiling mounted extractor. Radiator. Please note there is also enough space to remodel this room to incorporate a shower if needed to this floor.

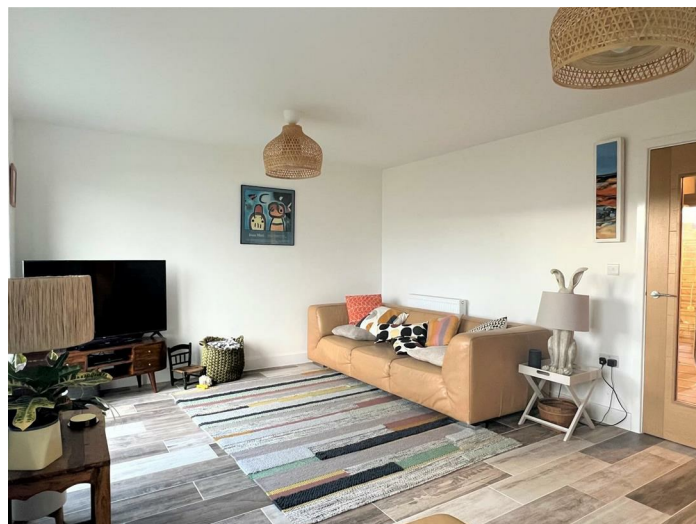
Lounge:

12'3" x 17'2" (3.75m x 5.25m)



(maximum measurement)

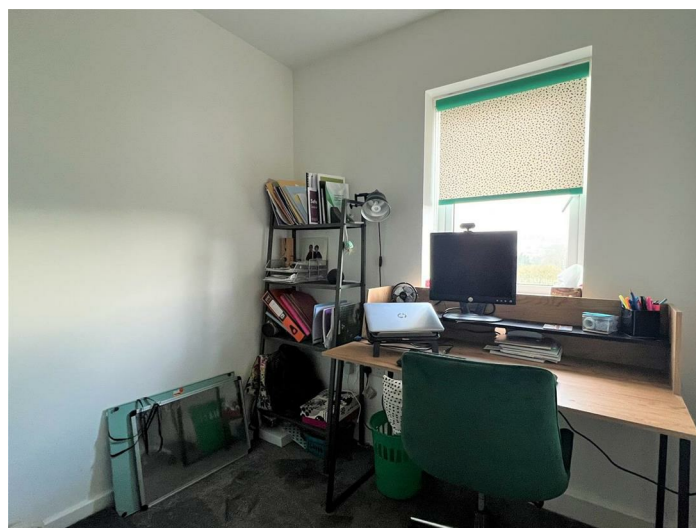
Upvc double glazed window and further double glazed French doors both with fitted roller blinds opening out onto the garden, from where you can enjoy views up towards Trethurgy. Door into large under stairs storage cupboard with light. Please note from here the doors lead out onto a paved patio area and pathway that lead to the garden room which is located under the garage, a fabulous addition. There is a possibility of this being used as additional living space and could possibly be accessed internally.

**First Floor Landing:**

From the entrance landing the carpeted stair case with oak handrail turns to the top floor. Large double glazed picture window with fitted blind and display sill. Doors to all three bedrooms, family bathroom and one into large over stairs storage cupboard housing the boiler system. Loft access hatch. The property benefits from an air circulation system located on the landing.

Bedroom:

6'11" x 7'7" (2.11m x 2.33m)



Double glazed window with fitted roller blind and deep display sill to the rear enjoying views back towards St Austell Town and up towards Trethurgy. Radiator.

Principal Bedroom:

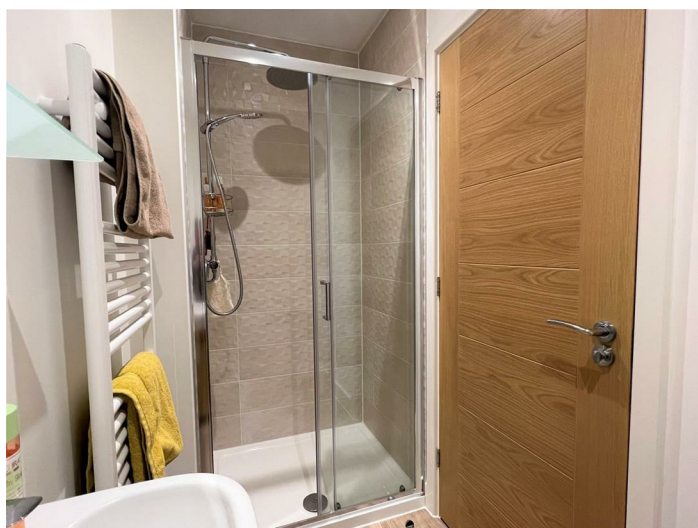
10'0" x 12'2" narrowing to 10'3" (3.05m x 3.73m narrowing to 3.14m)



(measurement to incorporate wardrobes)
Large double glazed window enjoying the far reaching views with deep display sill. Radiator. Built in floor to ceiling wardrobes with hanging rail and storage above. Door into en-suite.

En-Suite:

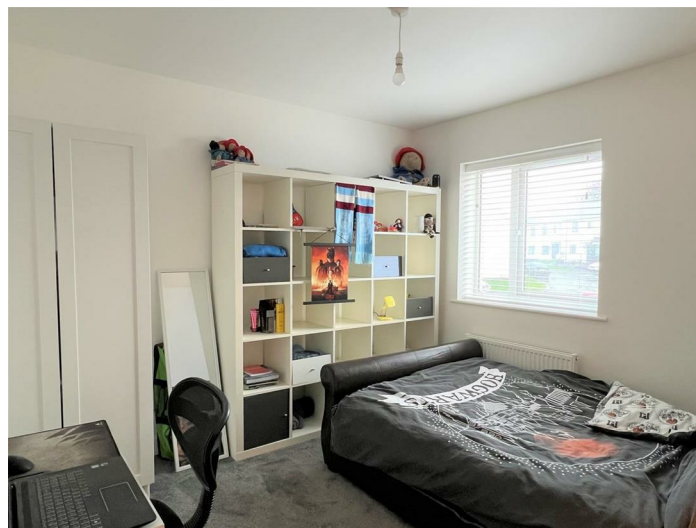
3'9" x 10'0" (1.16m x 3.05m)



Comprising hand basin with tile splash back and mirror above, low level WC with hidden cistern and sliding door into one and a half size shower cubicle with integrated rain effect shower system and separate shower head attachment. Attractive tiled wall surround. Heated towel rail. Shaver socket.

Bedroom:

10'0" x 10'9" (3.05m x 3.29m)



Double glazed window to front with fitted blind. Radiator.

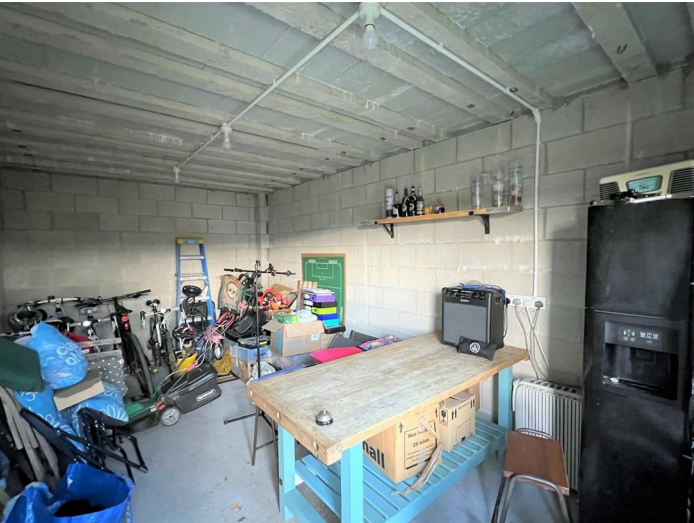
Family Bathroom:

6'2" x 6'11" (1.89m x 2.11m)



(maximum measurement)
Beautifully appointed with low level WC and hand basin set within a gloss tiled hidden system surround. The tiling continues around the bath with an integrated shower system with square edged shower screen. Recess spotlighting. Obscure double glazed window to front. Shaver socket. Large heated towel rail. Strip wood effect flooring.

Garden Room:
 18'10" x 10'4" (5.75m x 3.15m)



Accessed from the side entrance. Obscure double glazed front door and window to the side. Power and light. With the side access this room could be used by someone looking to work from home.

Outside:

To the front the property is approached by the cul-de-sac road which leads onto a brick paved area. Tarmac driveway for approximately two vehicles in front of the garage. Either side of the central path to the front door there are grassed areas, which could incorporate additional parking if needed. Being linked detached there is side entrance giving access to the rear garden, which can also be gained from the lounge.

Garage:
 18'10" x 10'4" (5.75m x 3.15m)

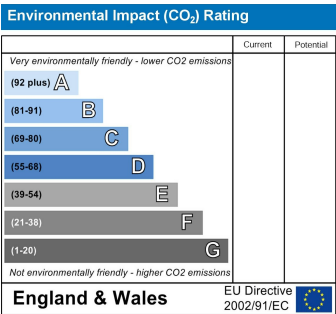
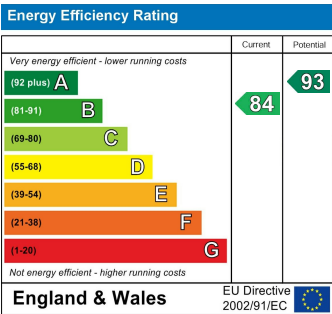


Up and over garage door to front. Power and light.



Enclosed by strip wood fence panelling and laid to lawn offers a blank canvas for a keen horticulturist and enjoys the afternoon and evening sun in a reasonable degree of privacy. Outside tap. Power supply.

Council Tax: D



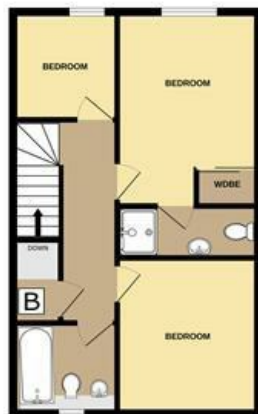
LOWER FLOOR



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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