

# MAY WHETTER & GROSE

**53 CHIPPONDS DRIVE, ST. AUSTELL, PL25 5DE**

**£295,000**



AN EXCITING OPPORTUNITY TO PURCHASE A CHAIN FREE DETACHED HOUSE WITH THREE BEDROOMS AND TWO RECEPTION ROOMS. LOCATED TOWARDS THE VERY END OF A NO THROUGH ROAD. FURTHER BENEFITS INCLUDE GARAGE, OFF ROAD PARKING, ENCLOSED REAR GARDEN, DELIGHTFUL ELEVATED VIEWS TO THE REAR OF THE PROPERTY. GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS POPULAR RESIDENTIAL LOCATION WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE. EPC - D



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**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, at the brow of the hill turn left into Edgcumbe Green. Follow the road along for approximately 150 yards taking the next turning right into Chipponds Drive, follow the road until reaching number 53 located on the left hand side of the no through road.

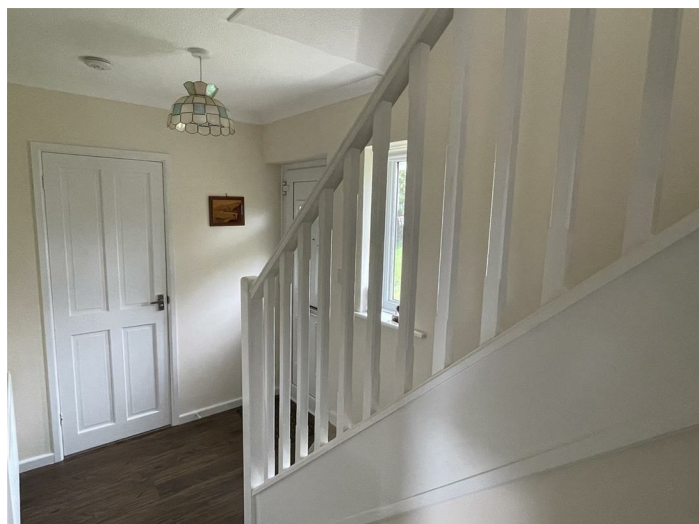
**The Accommodation**

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

Upvc double glazed door with upper frosted sealed glazing allows external access into Entrance Hall.

**Entrance Hall**

13'0" x 5'10" (3.97 x 1.80)



Doors through to WC, Lounge and Kitchen. Upvc double glazed window to front elevation. Carpeted stairs to first floor. Wood effect flooring. Radiator. Textured ceiling. Door providing access to under stair storage void which benefits from light and power. BT Openreach Telephone Point.

**W.C.**

5'8" x 2'9" (1.75 x 0.84)



Upvc double glazed window to front elevation with obscure glazing. Updated white suite comprising Low Level Flush WC with dual flush technology, ceramic hand wash basin with central mixer tap. Tiled walls. Textured ceiling. Vinyl flooring. Radiator.

**Kitchen**

9'1" x 8'7" (2.79 x 2.62)



Updated Upvc double glazed door to side elevation with upper obscure glazing providing external access. Upvc double glazed window to front elevation. Updated white kitchen comprising matching wall and base kitchen units, roll top worksurfaces, stainless steel sink with matching draining board and central mixer tap. Space for fridge, freezer and washing machine. Fitted Indesit electric oven with four ring mains gas hob above and fitted extractor hood over. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Fitted extractor fan. Wall mounted mains gas Baxi Solo Central Heating Boiler. Radiator.



## Lounge

15'10" x 11'1" (4.85 x 3.39)



Upvc double glazed window to rear elevation. Double doors provide access through to dining room. Carpeted flooring. Multi Fuel Range set within chimney recess with brick surround, slate mantel and hearth. Radiator. Television Aerial Point.

## Dining Room

9'2" x 8'3" (2.81 x 2.54)



Double doors provide access directly off the lounge into the separate dining room with Upvc double glazed patio doors to rear elevation allowing access onto the enclosed rear garden. Wood effect laminate flooring. Radiator. Space for dining table.

## Landing

9'4" x 5'11" (2.86 x 1.82)



Upvc double glazed window to front elevation. Doors off to shower room, bedrooms one, two and three. Further door opens to provide access to the airing cupboard housing the hot water cylinder with further slatted storage shelving in-built. Wood effect laminate flooring. Loft access hatch. Textured ceiling. Wall mounted thermostatic controls.

## Shower Room

7'1" x 5'5" (2.16 x 1.67)



Upvc double glazed window to front elevation with obscure glazing. Updated three piece white shower suite comprising Low Level Flush WC with Dual Flush technology. Pedestal Hand Wash Basin with central mixer tap. Large open shower enclosure with glass shower screen and wall mounted electric shower. Tiled walls. Extractor Fan. Textured ceiling. Heated Towel Rail. Wall mounted electric light with plug in shaver point. Tile effect vinyl flooring.

### Bedroom Two

12'3" x 10'0" - maximum (3.75 x 3.06 - maximum)



Upvc double glazed window to rear elevation offering far reaching views over St Austell Town with the Gribben Lighthouse viewable in the distance and the Railway Viaduct to the left hand side. Wood effect laminate flooring. Radiator. Textured ceiling. A generous second bedroom.

### Bedroom One

12'11" x 11'3" - maximum (3.95 x 3.44 - maximum)



Upvc double glazed window to rear elevation offering far reaching views over St Austell Town with the Gribben Lighthouse viewable in the distance and the Railway Viaduct to the left hand side. Textured ceiling. Radiator. Wood effect laminate flooring. Louvre door opens to provide access to in-built shelved storage recess.

### Bedroom Three

10'1" x 7'0" (3.08 x 2.15)



Upvc double glazed window to front elevation. Wood effect laminate flooring. Radiator. Textured ceiling. Telephone Point.

### Outside



Located towards the end of the no through road on the left hand side, to the left hand side of the property there is tarmac drive providing off road parking also providing access to the garage.



Garage  
16'9" x 8'7" (5.12 x 2.62)



Remote control electric garage door providing vehicular access. Wooden door to the rear of the garage provides access through to the rear garden. The garage benefits from the addition of light and power.

Immediately in front of the property is a manageable area of lawn enclosed with an array of evergreen planting and shrubbery. There is secure gated access via the right and left hand side of the house to the rear garden. From the tarmac drive steps lead down to a paved walkway flowing around front, right and left of the property providing access to the side kitchen door and main front door.

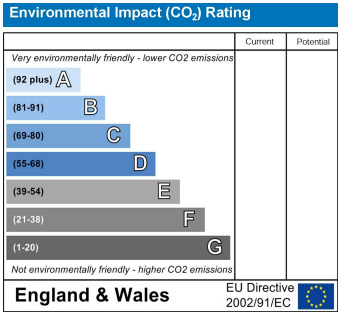
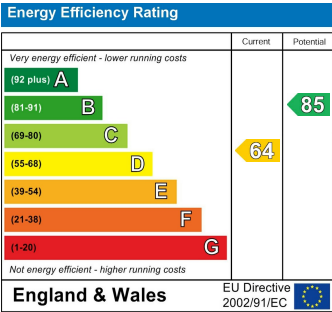
Directly opposite the door into the kitchen located on the garage wall is a switch for an external light providing easy access.

As previously mentioned access either off the dining area or gated access to the right and left hand side of the property is the enclosed rear garden with paved walkway across the rear of the property which opens off the dining area providing a delightful patio area. Steps lead up to provide access to the rear of the garage, the boundary clearly defined with wood fencing to right, left and rear elevations. The property enjoys a wooden shed to the far left hand corner of the property. The rear garden is again well stocked with evergreen planting and shrubbery.

To the right hand side corner a pergola provides access to the side access which offers two gates back to the front of the property. Again this area is paved.

Located to the far side of the garage, in the rear garden is a useful wooden storage shed.

Council Tax: Band C



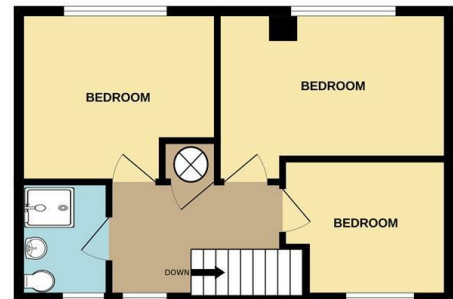




GROUND FLOOR



1ST FLOOR



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