



MAY WHETTER & GROSE

**10 LEY CLOSE, ST. AUSTELL, PL25 3GG**  
**GUIDE PRICE £425,000**



A WELL POSITIONED EXECUTIVE DETACHED HOUSE OFFERING FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM, OCCUPYING A CONVENIENT NO THROUGH ROAD SETTING. FURTHER BENEFITS INCLUDE A GARAGE WITH OFF ROAD PARKING AND ELECTRIC CAR CHARGING POINT, A SPACIOUS AND ENCLOSED SOUTH FACING REAR GARDEN. THE PROPERTY IS IMMACULATELY PRESENTED THROUGHOUT WITH UPVC DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING. THE PROPERTY BENEFITS FROM NUMEROUS UPGRADES SINCE BEING BOUGHT NEW, OFF PLAN IN 2020. A VIEWING IS ESSENTIAL TO APPRECIATE THIS LOVELY PRESENTED FAMILY HOME. EPC - B



## Location

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 2 miles 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 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.

## Accommodation

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

## Directions

From St Austell head out onto the A390, passing Tesco on your left hand side, the Holmbush Inn on your left and Niles Bakery on your right heading towards St Blazey. As you go past Bucklers Lane which is also on your left hand side, coming to the next set of traffic lights turn right onto the Devonshire Homes development. Follow the road up taking the first left hand turning onto Kober Way and follow the road around, take the next left hand turn onto Ley Close. Number 10 is located on the right hand side of the road, just around the right hand bend of the no through road.

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

## Entrance Hall

10'9" x 6'6" (3.30 x 1.99)



With matching full length sealed glazed unit to left hand side of front door. Updated tiled flooring. Doors through to lounge, kitchen/diner. Carpeted stairs to first floor. Radiator with in-built thermostat. Open

storage recess below stairs. To the right hand side an enclosed recess provides access to the fuse box and meters.

## Lounge

22'4" x 9'9" (6.83 x 2.99)



A lovely twin aspect room with Upvc double glazed window to front elevation and Upvc double glazed patio doors to rear elevation allowing access to the spacious, enclosed rear garden. Carpeted flooring. Two radiators, both with in-built thermostats. Television aerial point and telephone point. In-built satellite points. Some of the power points offer USB in-set charging points.



## Kitchen/Diner

22'5" x 10'4" (6.84 x 3.15)



A well lit twin aspect room with Upvc double glazed windows to front and rear elevations providing a great deal of natural light. Upon entering the room from the entrance hall is the dining area with tiled flooring, and radiator. The flooring flows through to the kitchen area, with door through to utility room. The kitchen area offers matching wall and base kitchen units finished in matt grey, square edged work surfaces with breakfast bar and matching splashback, stainless steel one and half bowl sink with matching draining board and central mixer tap. Four ring buttonless AEG hob with modern fitted extractor over. Part tiled walls. Updated tiled flooring. The kitchen benefits from soft close technology, intelligent storage and has integral dishwasher, fridge and freezer.



## Utility

6'6" x 7'0" (2.00 x 2.15)

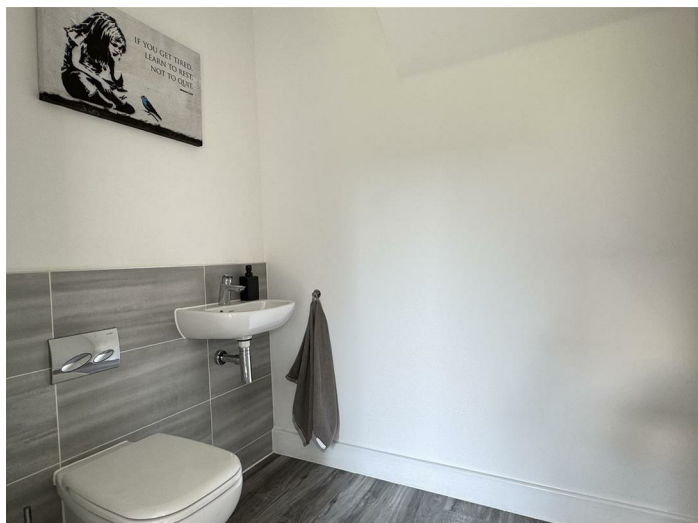


Upvc double glazed door to rear elevation with full length glazed panel allowing access through to the spacious and enclosed south facing rear garden. Continuation of matching kitchen base units, square edge worksurfaces with matching splashback. Additional stainless steel sink with matching draining board and central mixer tap. Space and plumbing for washing machine and tumble dryer. Door into WC. Continuation of update tiled flooring. Wall mounted radiator with in-built thermostat.



## W.C.

5'11" x 4'8" (1.81 x 1.43)



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. Continuation of updated tiled flooring. Part tiled walls. Radiator with in-built thermostat. Extractor fan.

## Landing

9'10" x 9'0" - max (3.02 x 2.75 - max)



Doors to bedrooms one, two, three, four and family bathroom. Loft access hatch. Radiator with in-built thermostat. Ceiling mounted ventilation system. Additional door opens to provide access to the boiler cupboard housing the mains gas Vaillant central heating boiler with slatted storage below. Carpeted flooring.

## Bedroom One

12'2" x 13'6" - max (3.73 x 4.13 - max)



Upvc double glazed window to front elevation. Door through to en-suite shower room. An additional door opens to provide access to the over stairs storage void. Carpeted flooring. Fitted three door wardrobe with two full length mirrored doors. High level television aerial point. Radiator with in-built thermostat.

## En-Suite

5'10" x 5'8" (1.79 x 1.74)



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 tap, fitted shower enclosure with wall mounted mains fed shower with detachable body nozzle and over head shower head, sliding glass shower doors. Wood effect vinyl flooring. Heated towel rail with in-built thermostat. Electric plug in shaver point. Tiled walls to water sensitive areas.

### Bedroom Three

10'0" x 9'11" - max (3.05 x 3.03 - max)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Carpeted flooring. Radiator with in-built thermostat. Television aerial point.

### Family Bathroom

8'3" x 6'6" (2.54 x 1.99)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap, panel enclosed bath with recessed controls, wall mounted mains fed shower over and glass shower screen. Wood effect vinyl flooring. Tiled walls to water sensitive areas. Heated towel rail. Electric plug in shaver point.

### Bedroom Four

10'6" x 9'4" - max (3.21 x 2.86 - max)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Carpeted flooring. Radiator with in-built thermostat.

### Bedroom Two

10'6" x 11'7" (3.22 x 3.54)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted radiator with in-built thermostat.

## Outside



Conveniently accessed off of a no through road, to the front of the property is an area of lawn with evergreen planting and shrubbery to the front boundary. A paved walkway provides access to the enclosed front door.

To the right hand side the property offers a bricked drive offering off road parking and access to the garage.

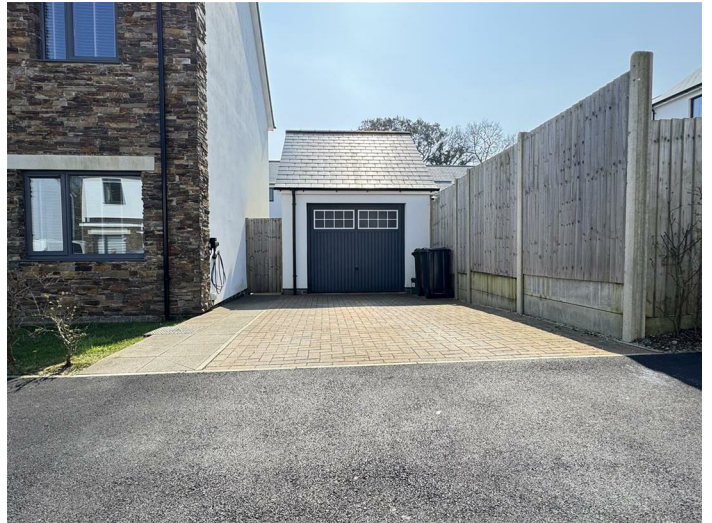
Wooden gate between the property and garage provides secure access to the rear garden. There is an electric charging point to the left hand side of the drive.



The spacious south facing rear garden is laid to lawn, well enclosed with wood fencing to the right, left and rear elevations - A fantastic blank canvass. The property benefits from outdoor tap and external power points. A patio to the rear leading off the lounge area.

## Garage

19'6" x 11'0" (5.96 x 3.36)



Electric up and over garage door to the front. To the rear a double glazed door with upper obscure glazing provides external pedestrian access to the rear garden. The garage benefits from the addition of light and power. Eaves storage.



## Agents Notes

There are no extractor fans in the en-suite or family bathroom as the ventilation system on the landing covers both rooms.

We believe the property benefits from fibre link to premises offering superfast broadband.

## Council Tax Band - E

## Broadband and Mobile Coverage

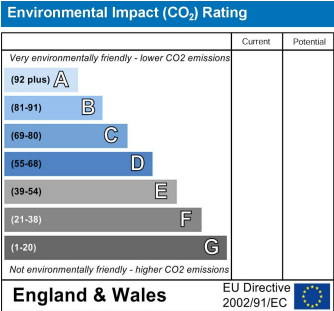
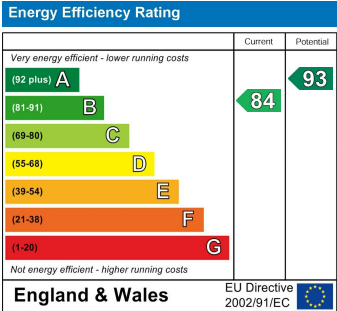
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

## 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

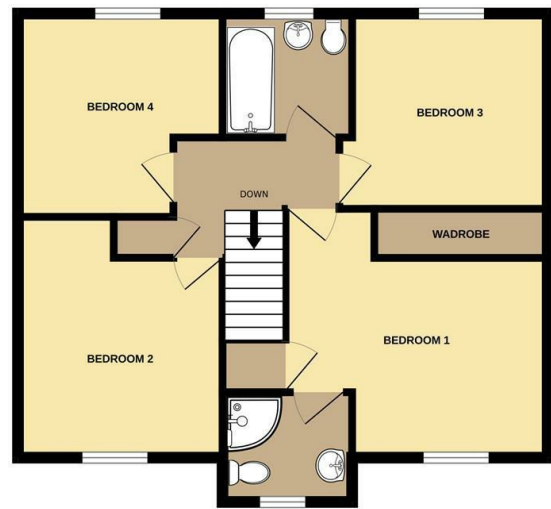




GROUND FLOOR



1ST FLOOR



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