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29 The Meadows, St. Austell PL26 8DR

£325,000

AN IMMACULATELY PRESENTED AND EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW, SET ON AN ELEVATED GENEROUS PLOT WITH GARAGE AND DRIVEWAY PARKING. FIRST TIME ON THE MARKET SINCE NEW APPROXIMATELY 30 YEARS AGO, THIS SUPERB HOME IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW
- OFFERED TO THE MARKET FOR THE FIRST TIME SINCE NEW
- ELEVATED PLOT WITH FAR REACHING VIEWS
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- OIL CH
- UTILITY ROOM
- PLENTY OF STORAGE
- POPULAR MID-COUNTY VILLAGE
- EPC TO FOLLOW

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DESCRIPTION:

Number 29 The Meadows enjoys a convenient setting in the heart of St. Dennis, with a wide range of everyday amenities just a short stroll away. The village offers everything needed for day-to-day living, including a primary school, nursery, grocery stores, pharmacy, doctor's surgery, petrol station, hair salon, takeaways, public houses, a children's play area, football club, and the popular band club. A regular bus service also provides good connections to surrounding areas.

Known for its strong community atmosphere, St. Dennis hosts a variety of local clubs, activities, and events throughout the year, making it a welcoming place to call home.

For those travelling further afield, the A30 is easily accessible, providing convenient links across Cornwall. The nearby towns of St Austell (approximately 7.5 miles), Newquay (around 10 miles), and the cathedral city of Truro (just under 16 miles) are all within easy reach. St Austell offers an extensive selection of shopping, leisure and educational facilities, together with a mainline railway station providing direct services to London Paddington and beyond.

A spacious and welcoming hallway sets the tone for this impressive property, offering plenty of storage space along with a useful airing cupboard. To the left, you will find the exceptionally spacious lounge/diner, featuring triple-aspect windows that flood the room with natural light and provide far-reaching rural views. This versatile room easily accommodates a generous amount of lounge furniture together with a family-sized dining table. The dining area benefits from sliding doors opening onto the rear garden, while the lounge area is enhanced by a feature gas fire, creating a warm and inviting space.

Situated at the rear of the property, the traditional-style kitchen is immaculately presented and fitted with an excellent range of mahogany units. It includes an integrated dishwasher, fridge, eye-level double oven, and electric hob. The kitchen leads through to a rear hallway and, in turn, a practical utility room with space for a washing machine and freezer, as well as direct access to the garden.

All three bedrooms are generously proportioned double rooms, each benefiting from built-in storage. The largest bedroom also enjoys the added luxury of an en-suite shower room. The remaining two bedrooms are served by the family bathroom, which comprises a bath, separate shower cubicle, wash basin, and WC.

Completing the accommodation is the useful boiler room, providing additional storage for coats and shoes and an ideal area for drying clothes during the cooler months. The integral garage features an electric door, while the property benefits from oil-fired central heating throughout, UPVC double glazing, and bottled gas for the lounge fire.

Externally, the property offers driveway parking for two vehicles together with a neat, low-maintenance front garden. The rear garden has been lovingly maintained over the years and features a large area of composite decking, an extensive patio, and a well-kept lawn, all enjoying beautiful far-reaching rural views. There is access down both sides of the property, along with two garden sheds, one of which houses the oil tank.

In summary, this is a rare opportunity to acquire a bungalow of such generous proportions. Lovingly cared for by the current owners from new, the property is now available with the benefit of no onward chain.

Property Listing Disclaimer

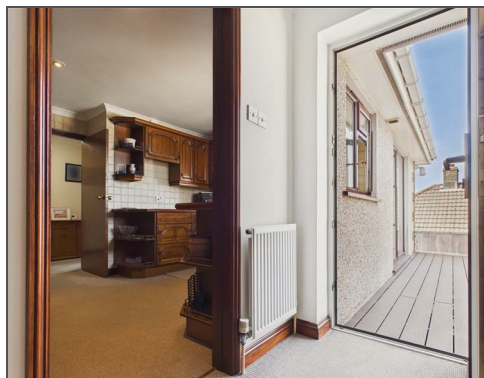
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	65
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			

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