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**88 Terras Road, St. Austell PL26 7RX**

**£415,000**

A BRAND NEW FOUR DOUBLE BEDROOM DETACHED EXECUTIVE STYLE FAMILY HOME LOCATED WITHIN THE QUAIN HAMLET OF TERRAS ON THE OUTSKIRTS OF ST STEPHEN, THIS PROPERTY IS INCREDIBLY SPACIOUS WITH A REAL FEEL OF LUXURY, A LARGE FLAT GARDEN AND AMPLE PARKING. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

**FEATURES:**

- BRAND NEW FOUR BEDROOM DETACHED EXECUTIVE STYLE HOME
- QUAIN DESIRABLE HAMLET ON THE EDGE OF ST STEPHENS
- EXCEPTIONALLY SPACIOUS THROUGHOUT
- LARGE FLAT LAWNED GARDEN
- AMPLE PARKING WITH EV CHARGE POINT
- AIR SOURCE HEAT PUMP
- UTILITY ROOM AND DOWNSTAIRS WC
- EN SUITE MAIN BEDROOM
- NO ONWARD CHAIN
- SOLID OAK DOORS AND LUXURY CARPETS

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

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## DESCRIPTION:

Welcome to Hazelnut Terras, located within Terras which is a quaint hamlet situated on the outskirts of St Stephen, a well-connected and sought-after village located around 6.5 km from St Austell. At its centre, St Stephen boasts an attractive church and a delightful pub. The village also features a well-respected secondary academy and offers a variety of local amenities, including convenience stores, takeaways, and more. A generous recreation area lies in the heart of the village, providing facilities for cricket, football, and bowls. The area offers easy access to both St Austell and Truro, with the main A30 road close by. Just a short drive away, Fraddon retail park includes a range of major outlets such as M&S with a food hall, Next, and Starbucks.

This brand new four bedroom detached property offers thoughtfully designed, spacious, executive style living with a high end luxury feel throughout. An exceptionally spacious hallway with stairs to the first floor guides you into this property and offers access to all ground floor rooms. To one side, a stylish study with a front-facing window offers the perfect space for working from home. On the other, the contemporary kitchen-diner acts as the heart of the home—a fantastic social space featuring a breakfast bar that subtly divides the room. There's ample space for a dining table, and sleek modern units with a full range of integrated appliances. Bi-fold doors lead out to the rear garden, creating seamless indoor-outdoor living. Just off the kitchen is a practical utility room, a downstairs WC, and a boiler room.

A generous lounge sits on the opposite side of the property, complete with bi-fold doors opening directly onto the rear garden—ideal for relaxing with the family at the end of the day or entertaining.

Upstairs, all four bedrooms are well-proportioned doubles, with two to the front and two overlooking the garden at the rear. The principal bedroom boasts a gorgeous en suite shower room, while the remaining bedrooms are all decorated and carpeted to a luxurious standard. A spacious landing leads to a large storage cupboard and a beautifully finished family bathroom, featuring both bath and shower. All bathrooms are designed with a modern aesthetic, including striking tiling and on-trend black fittings.

High-quality finishes continue throughout the home, with solid oak internal doors and pre-installed TV brackets in several rooms—ideal for modern family living. The property also benefits from an efficient air source heating system.

Externally, the property offers ample driveway parking to the front, complete with an EV charging point. To the side, there's a neat lawned area, while the rear garden is a particularly generous, flat, and enclosed space—ideal for children, pets, or simply enjoying sunny days, entertaining guests, or summer BBQs. A true blank canvas ready for your personal touch. At the rear, there's a tap and power sockets.

This is a rare opportunity to secure a premium home in a peaceful location with easy access to schools, amenities, and commuter routes. Offered with no onward chain.

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Study  
3.02m x 2.72m (9'11 x 8'11)

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Lounge  
4.52m x 3.86m (14'10 x 12'8)

.

Kitchen  
5.26m x 4.52m (17'3 x 14'10)

.

Utility  
3.02m x 2.01m (9'11 x 6'7)

.

Bedroom 1  
3.91m x 3.53m (12'10 x 11'7)

.

Bedroom 2  
3.89m x 3.20m (12'9 x 10'6)

.

Bedroom 3  
4.34m x 2.74m (14'3 x 9'0)

.

Bedroom 4  
3.63m x 2.90m (11'11 x 9'6)

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Bathroom  
2.79m x 2.31m (9'2 x 7'7)

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En Suite  
2.54m x 1.57m (8'4 x 5'2)

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**FLOORPLAN:**



**Ground Floor**



**First Floor**

Total floor area 140.9 m<sup>2</sup> (1,516 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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