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30 The Meadows, St. Austell PL26 8DR

£275,000

AN INCREDIBLE EXAMPLE OF A BEAUTIFULLY REFURBISHED TWO/THREE DOUBLE BEDROOM DETACHED BUNGALOW, SET ON AN ELEVATED PLOT WITH NEAT WRAP AROUND GARDENS AND DRIVEWAY PARKING.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- FLAWLESSLY PRESENTED TWO DOUBLE BEDROOM BUNGALOW
- GARAGE CONVERTED TO A VERSATILE ROOM
- REFURBISHED TO THE HIGHEST STANDARD
- NEAT, LOW MAINTENANCE WRAP AROUND GARDENS
- DRIVEWAY PARKING
- POPULAR MID COUNTY VILLAGE
- UTILITY ROOM
- ELEVATED FAR REACHING RURAL VIEWS
- WARDROBES IN ALL BEDROOMS INCLUDED

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DESCRIPTION:

Welcome to Number 30 The Meadows, ideally situated in the heart of the thriving village of St. Dennis. This well-positioned home enjoys the convenience of a wide range of everyday amenities, all within easy walking distance.

St. Dennis offers everything required for day-to-day living, including a primary school, nursery, grocery stores, pharmacy, doctor's surgery, petrol station, hair salon, takeaways, traditional public houses, a children's play area, football club, and the well-loved local band club. Regular bus services also provide excellent links to surrounding towns and villages.

Renowned for its friendly community spirit, St. Dennis hosts a variety of clubs, activities, and events throughout the year, creating a welcoming environment for residents of all ages.

For those needing to commute or explore further afield, the A30 is easily accessible, providing excellent transport connections 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 a comprehensive range of shopping, leisure, and educational facilities, together with a mainline railway station providing direct services to London Paddington and beyond.

The current owners have completely refurbished and modernised this impressive bungalow, leaving no stone unturned in creating a stylish and contemporary home finished to an exceptional standard. Situated in a peaceful location and enjoying elevated rural views, this beautifully presented property is ready to move straight into.

An L-shaped entrance hallway provides a warm welcome and offers two useful storage cupboards, one housing the hot water tank. To the left of the hallway are two generous double bedrooms, both immaculately presented with tasteful décor and high-quality carpets. The principal bedroom is particularly light and airy, benefiting from a dual aspect.

The family bathroom has been replaced in recent years and is finished to a high standard, comprising a 'P'-shaped bath with shower over, wash hand basin, WC and heated towel rail.

The heart of the home is undoubtedly the spacious dual-aspect kitchen/dining room. Flooded with natural light, this fantastic space offers ample room for a family dining table and features an excellent range of cream shaker-style units, an induction hob, electric oven and space for a dishwasher.

Leading from the kitchen is a practical utility room with space for a washing machine, tumble dryer and fridge freezer, along with convenient access to the rear garden. Just off from the kitchen diner, the cosy lounge provides the perfect retreat for relaxing on chilly evenings, offering a warm and inviting atmosphere.

Completing the accommodation is a versatile additional room, created from the garage conversion and currently used as a bedroom. This flexible space could equally serve as an excellent home office, hobby room or second reception room, with the added benefit of its own door opening onto the garden and a window overlooking the front. Beyond this is a useful garage store, accessed via an electric garage door.

The property benefits from oil-fired central heating and has undergone an extensive programme of improvements in recent years, including a stunning new kitchen and bathroom, solid oak internal doors throughout, new flooring and carpets, stylish redecoration, replacement radiators and a new boiler.

Externally, the property offers driveway parking to the front, while the wrap-around gardens have been thoughtfully designed for ease of maintenance. A small lawn is complemented by attractive planted borders, and a sunny patio provides the perfect spot for outdoor dining or simply enjoying the peaceful surroundings and elevated rural views.

This exceptional home seamlessly combines contemporary style with practical living, making it an ideal choice for a wide range of buyers seeking a beautifully finished bungalow in a tranquil setting.

Hallway (L-Shaped)
3.51m x 2.90m (11'6" x 9'6")

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Kitchen Diner
5.38m x 3.53m (17'8 x 11'7)

Lounge
3.81m x 3.51m (12'6 x 11'6)

Utility Room
3.53m x 1.45m (11'7 x 4'9)

Bedroom 1
4.50m x 3.28m (14'9 x 10'9)

Bedroom 2
3.96m x 2.62m (13'0 x 8'7)

Bathroom
2.84m x 1.65m (9'4 x 5'5)

Reception Room/Work from Home Space
2.95m x 2.92m (9'8 x 9'7)

Garage Store
3.12m x 1.42m (10'3 x 4'8)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Pets are not permitted on any viewings.

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FLOORPLAN:



Total Area: 94.6 m² ... 1018 ft²

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.

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		61	77
EU Directive 2002/91/EC			

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