Lamorna Park

St. Austell

PL25 3SX

Offers In Excess Of

£235,000

- NO ONWARD CHAIN
- SET OVER THREE FLOORS
- BEAUTIFUL COASTAL VIEWS
- THREE WELL PROPORTIONED BEDROOMS
- TWO BATHROOMS
- OPEN PLANING LIVING
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING PLUS GARAGE
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - C

Floor Area - 990.27 sq ft

3

2

2

C73

PROEPRTY DESCRIPTION

Millerson Estate Agents are delighted to offer to the market this beautifully presented and generously proportioned three-bedroom end of terrace family home, situated in a sought-after contemporary development on the northern fringe of St Austell. With stunning elevated views stretching across the town and out towards St Austell Bay, this exceptional property presents a rare opportunity to acquire a modern home in an enviable location.

Set within a peaceful cul-de-sac with allocated parking and the added benefit of a private garage, this stylish home has been thoughtfully designed across three light-filled floors to offer flexibility, comfort, and a wonderful sense of space. From the moment you step inside, the property exudes a welcoming and homely atmosphere, perfect for growing families, professional couples, or anyone looking for a coastal retreat within easy reach of amenities.

The ground floor accommodation comprises a bright and inviting entrance hallway that leads into a spacious living room, tastefully finished with a contemporary fitted electric fireplace and elegant French doors that open directly onto a sunny, enclosed rear garden - ideal for entertaining, relaxing, or simply enjoying the peaceful surroundings. A separate dining room offers an excellent setting for both casual family meals and formal dining occasions, while the adjoining kitchen is fitted with a range of wall and base units, complemented by ample worktop space and modern appliances, creating a highly functional and aesthetically pleasing heart to the home.

Ascending to the first floor, you will find two generous double bedrooms, both filled with natural light and offering versatile space for guests, children, or home working. These are served by a beautifully presented family bathroom, complete with contemporary fixtures and fittings.

Occupying the entire second floor, the master suite is a standout feature of the home. This spacious retreat boasts its own private en-suite shower room, along with built-in wardrobes and additional eaves storage, providing the perfect blend of luxury and practicality.

The property benefits from gas-fired central heating via an efficient combi-boiler system, uPVC double glazing throughout, and full connection to mains water, electricity, and drainage.

Externally, the home continues to impress with its neatly maintained garden - offering a private space to enjoy the fresh Cornish air - as well as off-street parking and a nearby garage providing valuable storage or workshop potential.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

ENTRANCE HALLWAY

uPVC composite front door. Coving. Smoke alarm. Radiator. Skirting. Laminate flooring.

DINING ROOM

10'0" x 7'7" (3.05m x 2.33m)

Coving. Double glazed window to the side aspect. Under stairs storage cupboard housing the consumer unit. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

KITCHEN

9'10" x 6'6" (3.02m x 2.00m)

Double glazed windows to the front aspect. A range of wall and base fitted storage cupboards and drawers. Wall mounted Baxi boiler. Splash back tiling. Stainless steel sink basin with drainage board. Integrated oven and four ring gas hob with an extractor hood over. Space for a dishwasher, washing machine and fridge freezer. Multiple plug sockets. Skirting. Vinyl flooring.

LOUNGE

13'3" x 10'11" (4.05m x 3.34m)

Coving. Electric fireplace. Television point. Telephone point. Multiple plug sockets. Skirting. Vinyl flooring. Two double glazed French doors leading out onto the landscaped rear garden.

FRIST FLOOR LANDING

Coving. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

13'5" x 10'11" (4.09m x 3.35m)

Two double glazed windows to the rear aspect. Two radiators. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

13'3" x 12'6" (4.04m x 3.83m)

Two double glazed windows to the front aspect, showcasing beautiful coastal views. Two radiators. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

6'10" x 6'4" (2.10m x 1.94m)

Extractor fan. Frosted double glazed window to the side aspect. Ceramic splash back tiling. Mains fed shower over the bath. Shaver point. Wash basin. Radiator. W.C. Skirting. Vinyl flooring.

SECOND FLOOR LANDING

Coving. Skirting. Carpeted flooring.

BEDROOM ONE

22'3" x 9'10" (6.79m x 3.00m)

Smoke alarm. Access into a partially boarded loft space. Triple aspect double glazed windows, one of which displaying beautiful sea views. Two built-in storage cupboards, one of which housing the hot water cylinder. Two radiators. Telephone point. Television point. Multiple plug sockets. Skirting carpeted flooring. Door leading into

EN-SUITE

8'9" x 4'11" (2.68m x 1.52m)

Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Shower cubicle housing mains fed shower. Wash basin. Radiator. W.C. Skirting. Carpeted flooring.

EXTERNAL

GARDEN

Externally, the home continues to impress with its neatly maintained garden - offering a private space to enjoy the fresh Cornish air.

PARKING

GARAGE

The property benefits from off-street parking and a nearby garage providing valuable storage or workshop potential.

SERVICES

The property benefits from gas-fired central heating via an efficient combi-boiler system, uPVC double glazing throughout, and full connection to mains water, electricity, and drainage.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: Allocated, Garage, Driveway, On Street, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
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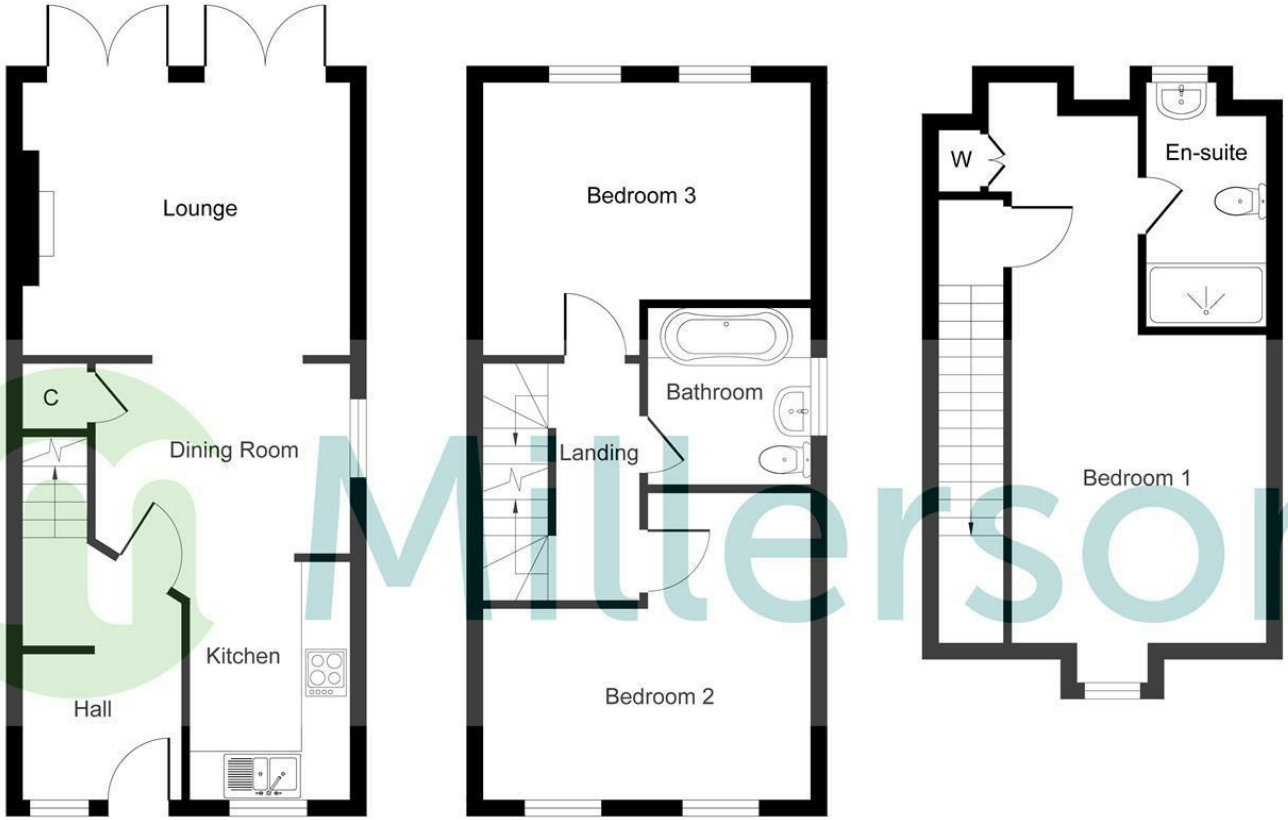
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor **First Floor** **Second Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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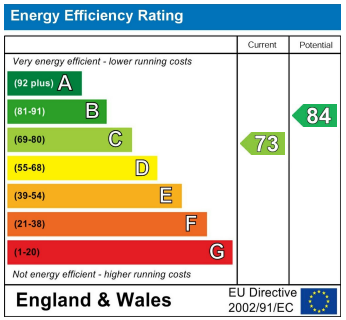

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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