



Roslyn Close
St. Austell
PL25 3UW

Offers In Excess Of
£300,000

- BEAUTIFUL FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING PLUS GARAGE
- TWO RECEPTION ROOMS
- RECENTLY RENOVATED
- WITHIN WALKING DISTANCE AMENITIES
- FULLY FUNCTIONAL LOG BURNER
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1238.00 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this immaculately presented and deceptively spacious four-bedroom detached family home, located within a peaceful and highly sought-after residential area. This property is an outstanding choice for families seeking a ready-to-move-in home.

Upon entering you are greeted by a bright and inviting entrance hall that immediately sets the tone for what lies beyond. To the front of the home, a generously sized living room exudes warmth and comfort, featuring a central fireplace that creates the perfect focal point for relaxing evenings. Adjacent to this is a dining room/second sitting room, ideal for family meals, entertaining guests, or even adapting into a playroom or study.

The heart of the home lies at the rear, where a beautifully designed kitchen. This room is both functional and stylish, with ample cabinetry, worktop space, and room for family dining. A practical utility room and downstairs cloakroom complete the ground floor accommodation, adding valuable everyday convenience.

Upstairs, the home continues to impress with four well-proportioned and beautifully presented bedrooms. Each room has been tastefully decorated in neutral tones, making this home ideal for growing families or those in need of flexible space for home working or hobbies. The contemporary family bathroom is fitted with a modern suite including a full-sized bath with shower over, vanity unit, and sleek tiling that complements the fresh, modern aesthetic found throughout the property.

Externally, this home boasts a wonderful rear garden that has been carefully landscaped to offer multiple areas of interest. A large, paved terrace provides the perfect spot for Al Fresco dining and entertaining, while a peaceful pond feature adds a touch of tranquillity. There's also a raised lawn section with a secure fence, ideal for outdoor activities.

To the front of the property, a beautifully maintained driveway offers ample off-road parking and leads to a detached garage, providing excellent storage, workshop potential, or even the opportunity for conversion, subject to planning.

The property is fully connected to mains water, electricity, gas, and drainage. It also benefits from underfloor heating in the kitchen/diner, providing added comfort and efficiency. It is also situated within Council Tax Band C. Viewings are highly recommended to fully appreciate everything this property has to offer.

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 schools of Sandy Hill, Carclaze and Bishop Bronescombe School; 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.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC double glazed door with frosted panelling either side. Skimmed ceiling. Smoke alarm. Recessed spotlights. Under-stairs storage cupboard. Radiator. Multiple plug sockets. Skirting. LVT flooring.

LOUNGE

15'0" x 8'11" (4.59m x 2.72m)

Skimmed ceiling. Recessed spotlights. Smoke alarm. Double glazed window to the front aspect. Fireplace fitted with fully functional log burner. Vertical radiator. Multiple plug sockets. Skirting. LVT flooring

DINING ROOM/SECOND SITTING ROOM

10'7" x 8'8" (3.23m x 2.66m)

Skimmed ceiling. Recessed spotlights. Vertical radiator. Television point. Multiple plug sockets. LVT flooring. French doors leading out on to the rear garden.

KITCHEN/DINER

24'1" x 8'2" (7.35m x 2.51m)

Skimmed ceiling. Recessed spotlights. Smoke alarm. Dual aspect double glazed windows. A range of wall and base fitted soft close storage cupboards and drawers. Space for an range master with an induction hob and extractor hood over. Splash-back tiling. Wash basin with mixer tap. Integrated fridge, freezer and wine cooler. Thermostat. Multiple plug sockets. Skirting. Slate flooring with electric underflooring heating.

CLOAK/UTILITY ROOM

6'0" x 5'9" (1.85m x 1.77m)

Skimmed ceiling. Recessed spotlights. Smoke alarm. Extractor fan. Frosted double glazed window to the rear aspect. Worcester combination boiler. Splash back tiling. Stainless steel sink basin with drainage board. Space for a washer/dryer. Additional wash basin. W.C. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Recessed spotlights. Dri-master. Smoke alarm. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

14'9" x 12'3" (4.51m x 3.75m)

Double glazed window to the front aspect, showcasing beautiful sea views. Built-in over stairs cupboards, one of which being utilised as wardrobe space. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

13'0" x 10'5" (3.98m x 3.20m)

Double glazed window to the front aspect, showcasing beautiful sea views. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

7'11" x 5'10" (2.42m x 1.80m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Two frosted double glazed windows to the rear aspect. Splash back tiling throughout. Mains fed shower over bath. Vanity wash basin with storage cupboards underneath. Heated towel rail. W.C. Slate flooring.

BEDROOM THREE

11'7" x 8'0" (3.54m x 2.44m)

Skimmed ceiling. Access into a partially boarded loft space. Double glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.



BEDROOM FOUR

10'11" x 7'8" (3.34m x 2.35m)

Double glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN

This home boasts a wonderful rear garden that has been carefully landscaped to offer multiple areas of interest. A large, paved terrace provides the perfect spot for outdoor dining and entertaining, while a peaceful pond feature adds a touch of tranquillity. There's also a raised lawn section with a secure fence, ideal for children or pets. To the front of the property, a beautifully maintained driveway offers ample off-road parking and leads to a detached garage, providing excellent storage, workshop potential, or even the opportunity for conversion, subject to planning.

GARAGE

16'0" x 8'2" (4.90m x 2.50m)

Up & over door. With power and lighting connected.

PARKING

This property benefits from off road parking for multiple vehicles. On street parking can also be found close by.

SERVICES

The property is fully connected to mains water, electricity, gas, and drainage. It also benefits from underfloor heating in the kitchen/diner, providing added comfort and efficiency. It is also situated within Council Tax Band C. Viewings are highly recommended to fully appreciate everything this property has to offer.

AGENTS NOTE

Please note that cavity wall insulation has been professionally installed at the property since the Energy Performance Certificate (EPC) was carried out. This may positively impact the property's energy efficiency and should be taken into consideration when reviewing the EPC rating.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard Construction

Energy Performance rating: D

Electricity supply: Mains electricity

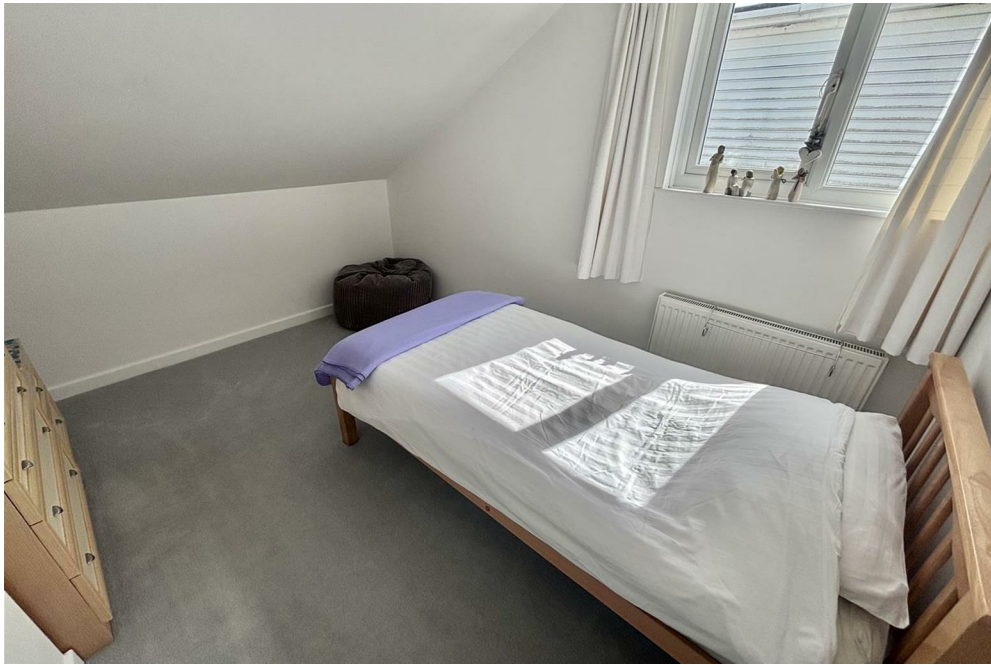
Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains





Roslyn Close, St. Austell, PL25 3UW

Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing, Wood burner, and Underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
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.





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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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