



Tutsan Lane  
St Austell  
PL25 5FX

Asking Price £440,000

- BRAND NEW HOUSE
- TEN YEAR BUILD WARRANTY
- FOUR BEDROOMS
- MAIN BEDROOM ENSUITE
- ENCLOSED REAR GARDENS
- GARAGE
- PARKING FOR TWO CARS
- EDGE OF TOWN
- SPACIOUS KITCHEN /DINER



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Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - 1298.00 sq ft



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### Property

This is a great family home with spacious accommodation briefly comprising, entrance hall, Cloakroom/WC, living room, great kitchen/diner, utility room and on the first floor is landing leading to main bedroom ensuite, family bathroom and three further bedrooms. Outside there is an enclosed garden and a garage and further two parking spaces.

### Location

This is a great location on the Western fringes of St Austell town and is about a mile away from this extensive shopping Centre where there are also many local businesses and a mainline railway station. A short drive away is the famous Eden Project, the beautiful Lost Gardens of Heligan and some amazing coastline and stunning villages such as Charlestown and Mevagissey.

### Entrance Hall

With composite front door, leading to hallway, paneled radiator, door to:

### Cloakroom/WC

3'3" x 5'3" (1.01m x 1.61m)

With low level WC, paneled radiator, double glazed window to front elevation.

### Living Room

21'5" x 11'5" (6.53m" x 3.48m")

Double glazed window to front elevation, two paneled radiators, TV ariel points, double glazed French Doors to garden.

### Kitchen/Diner

21'5" x 12'7" (6.53m" x 3.84m")

A great family room with double glazed window to front elevation, paneled radiator, extensive range of build in kitchen units, with integrated double oven and four ring gas hob dish washer, Fridge/freezer, one and half bowl sink unit with mixer taps, double glazed window to rear garden., work tops and matching wall units, pelmet lighting.

### Utility Room

Range of base units and work tops, plumbing for washing machine, single drainer stainless steel sink unit, double glazed door to rear garden..

### First Floor Landing

Built in cupboard, access to loft space.

### Master Bedroom

12'7" x 11'0" (3.84m" x 3.35m")

Double glazed window to front elevation, paneled radiator, TV ariel point, door to:

### Ensuite Bathroom

7'8" x 5'6" (2.36m x 1.68m)

Double glazed window to front elevation, part tiled walls, shower cubicle, wash basin and low level WC heated towel rail.

### Bedroom Two

11'10" x 11'8" (3.61m" x 3.56m")

Double glazed window to rear elevation, paneled radiator.

### Bedroom Three

10'11" x 8'8" (3.33m" x 2.64m")

Double glazed window to rear elevation, paneled radiator.

### Bedroom Four

10'3" x 8'11" (3.12m" x 2.72m")

Double glazed window to front elevation, paned radiator.

### Family Bathroom

10'0" x 5'6" (3.06m x 1.70m)

Part tiled walls, double glazed window to rear elevation, shaver socket, paneled bath, low level WC. wash basin and shower cubicle, heated towel rail.

### Outside

Open plan lawn area to front and to the rear is an enclosed garden laid to lawn.

### Services

All mains services.

Council tax band to be confirmed.



### Agents Note

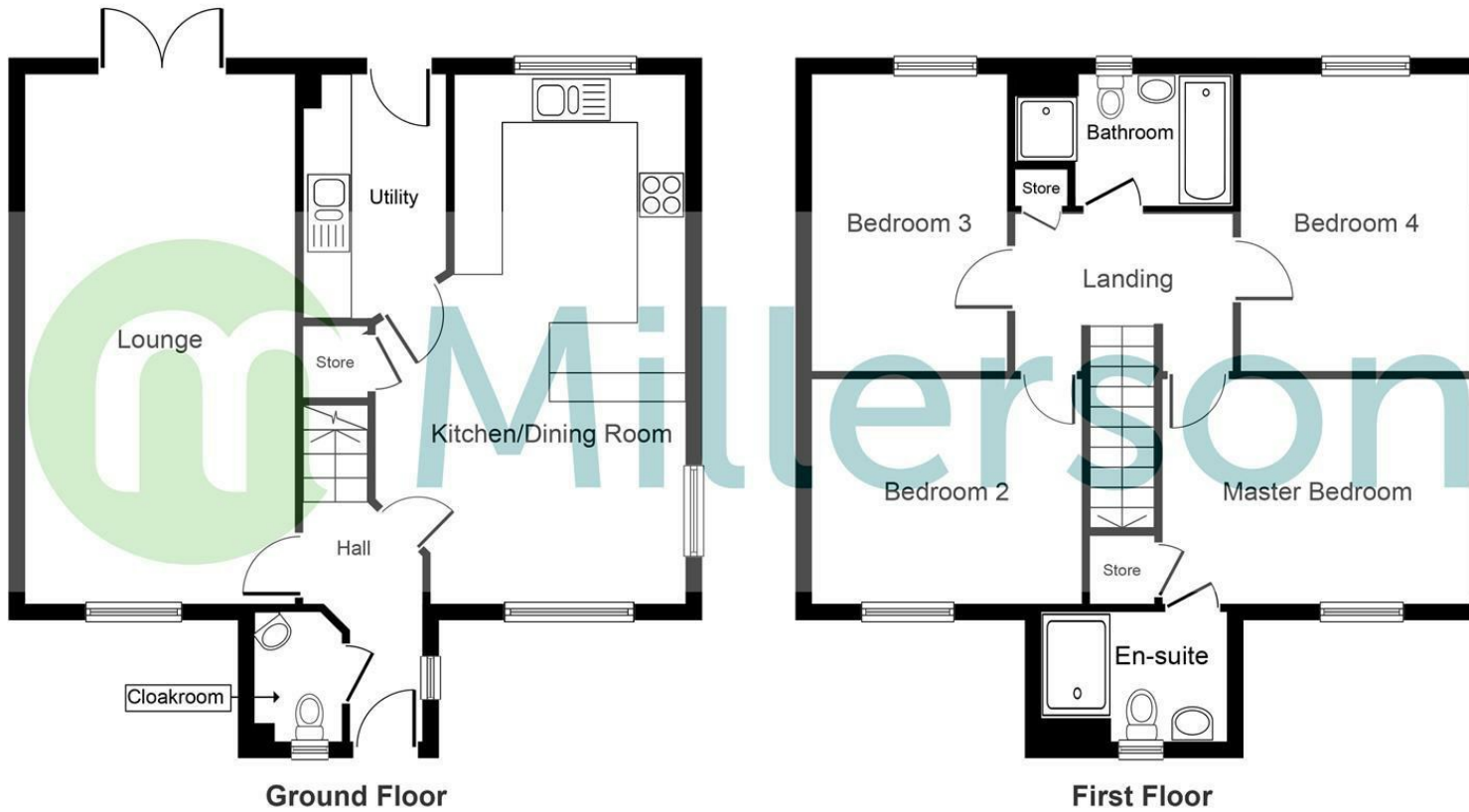
Photos are of another home, but same model, so are a reflective of the home for sale.

Plot 109 are available of this design in this phase.



## Directions To Property

Proceed out the town, heading for Truro, head up A390, and as you near the top of the hill before you leave the town, turn left at the roundabout, proceed down the road and please stop at the sales office carpark.



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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## Valuation Request

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

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