

Larcombe Road

St. Austell

PL25 3EY

Offers In Excess Of

£255,000

- NO ONWARD CHAIN
- FOUR WELL-PROPORTIONED BEDROOMS
- OFF ROAD PARKING AVAILABLE
- ENCLOSED REAR GARDEN
- PERFECT FAMILY HOME
- CONNECTED TO ALL MAINS SERVICES
- EXPANSIVE LOUNGE/DINER
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 1033.33 sq ft


4


3


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C75

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this four-bedroom semi-detached family home, offered for sale with no onward chain. Perfectly positioned within an extremely sought-after residential location, this property combines generous living space, modern comforts, making it an ideal choice for growing families or those looking to upsize.

Upon entering, you are greeted by a bright and airy entrance hallway, with doors leading into an expansive lounge/diner provides a wonderful open-plan space for both everyday living and entertaining, featuring large windows that flood the room with natural light and French doors that seamlessly connect the indoors to the rear garden. The modern fitted kitchen, located at the rear of the property, boasts an excellent range of integrated appliances, ample worktop space, and plentiful storage options, perfect for those who love to cook and entertain. Completing the ground floor is a convenient downstairs W.C., ideal for visiting guests and family life.

The first floor continues to impress with four generously sized bedrooms, each offering a comfortable and versatile space. The principal bedroom benefits from its own private en-suite shower room. The remaining bedrooms are well-served by a modern family bathroom, finished to a high standard.

Outside, the home enjoys a fully enclosed rear garden, thoughtfully landscaped with a decked seating area for outdoor dining and relaxation, complemented by a lawned section perfect for children or pets to play. To the front, there is off-road parking on a private driveway, enhancing the practicality of this fantastic family home.

Further benefits include connection to mains water, electricity, gas, and drainage, and the property falls under Council Tax Band B.

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.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Wooden fitted front door. Coving. Smoke alarm. Consumer unit. Radiator. BT Master-socket. Skirting. Oak-fitted flooring.

LOUNGE/DINER

Coving. Double glazed bay window to the front aspect. Under-stairs storage cupboard. Two radiators. Television point. Telephone point. Skirting. Oak fitted flooring. Double doors leading out onto the rear garden.

KITCHEN

Skimmed ceiling. Double-glazed windows to the front and rear aspects. A range of wall and base fitted units with drawers. Stainless steel sink with drainer. Integrated double oven and four-ring gas hob with extractor hood above. Integrated dishwasher. Space for fridge-freezer and washing machine and/or tumble dryer. Multiple power sockets. Radiator. Skirting boards. Vinyl flooring.

INNER HALLWAY

Skimmed ceiling. Skirting. Vinyl flooring. uPVC door leading to the south facing rear garden.

CLOAKROOM

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Wash basin with mixer tap. Radiator. W.C. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Access into a partially boarded loft space. Smoke alarm. Built-in Storage cupboard, housing the Worcester combination boiler. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

Skimmed ceiling. Access into a partially boarded loft space. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

EN-SUITE

Skimmed ceiling. Recessed spotlights. Extractor fan. Frosted double glazed window to the rear aspect. Splash back tiling. Cubicle housing mains fed shower. Shaver point. Wash basin in with a mixer tap. Heated towel rail. W.C. Vinyl flooring.

BEDROOM TWO

Double glazed window to the rear aspect. Built-in storage cupboard. Radiator. Two television points. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

Extractor fan. Frosted double glazed window the rear aspect. Splash-back tiling. Electric shower over the bath. Shaver-point. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

BEDROOM FOUR

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

EXTERNALLY

GARDEN

Outside, the home enjoys a fully enclosed rear garden, thoughtfully landscaped with a decked seating area for outdoor dining and relaxation, complemented by a lawned section perfect for children or pets to play.

PARKING

To the front, there is off-road parking on a private driveway, enhancing the practicality of this fantastic family home.

SERVICES

Further benefits include connection to mains water, electricity, gas, and drainage, and the property falls under Council Tax Band B.



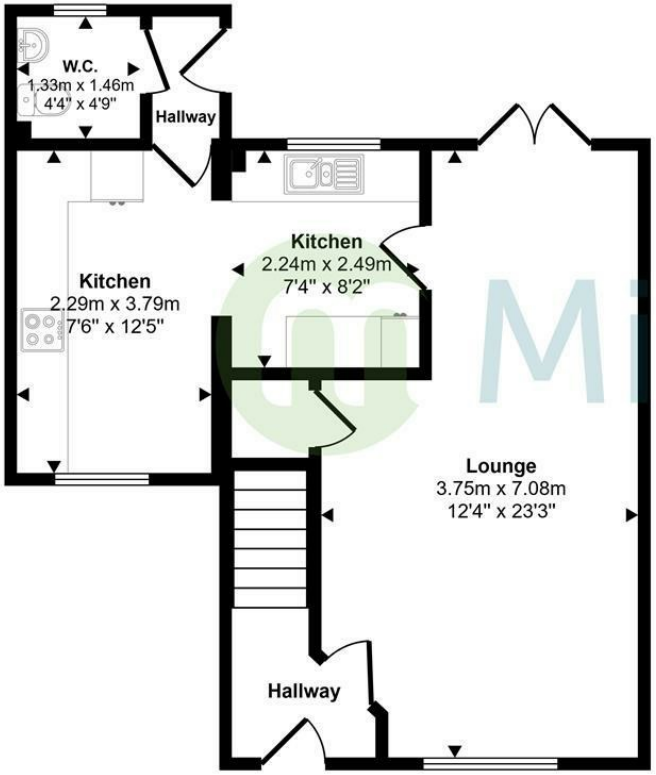




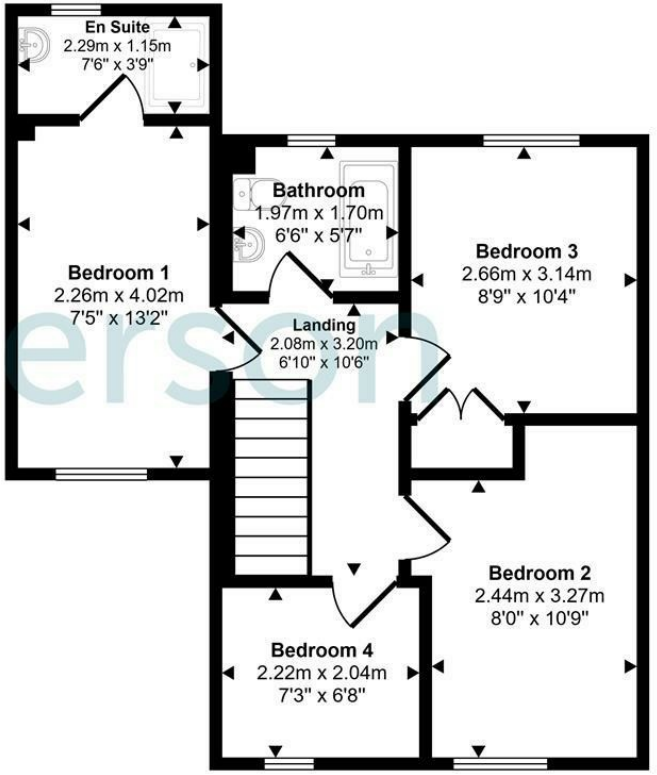
MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard 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 - Good, Vodafone - Good, Three - Great, EE - Great
Parking: Driveway, On Street, Off Street, and Private
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.

Approx Gross Internal Area
94 sq m / 1016 sq ft

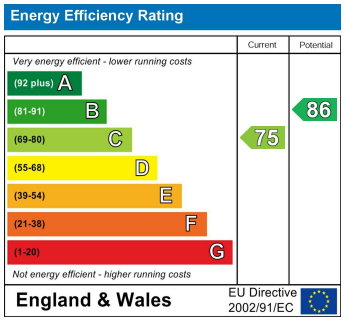


Ground Floor
Approx 47 sq m / 503 sq ft



First Floor
Approx 48 sq m / 513 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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