



Mayfield Close
St. Austell
PL25 3PD

Guide Price £290,000

- FOUR BEDROOM DETACHED HOME
 - ENCLOSED REAR GARDEN
- OFF ROAD PARKING AVAILABLE
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
 - SPACIOUS KITCHEN/DINER
 - PERFECT FAMILY HOME
- DOUBLE GLAZING THROUGHOUT
 - CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1076.39 sq ft



4



2



3



D65

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this spacious and superbly positioned four-bedroom detached family home, situated towards the rear of a highly sought-after residential development. Enjoying a peaceful setting away from passing traffic, this impressive property combines generous living accommodation with excellent practicality, boasting versatile reception space, a garage, ample parking for multiple vehicles, and an enclosed rear garden, making it an ideal purchase for growing families seeking their forever home.

From the moment you step inside, the property immediately conveys a wonderful sense of space and comfort. A bright and welcoming entrance hallway provides access to the principal ground-floor accommodation and creates an inviting first impression for both residents and guests alike. The spacious lounge serves as the heart of the home, offering a warm and relaxing environment perfectly suited to both everyday family life and entertaining. A large bay window allows natural light to flood the room, enhancing the airy atmosphere and creating a comfortable yet elegant living space.

The kitchen is both practical and functional, featuring a range of fitted wall and base units alongside ample workspace to cater for the demands of modern family living. Complementing the kitchen is a separate dining room, providing the perfect setting for family meals, dinner parties, and special occasions, whilst also offering flexibility for those seeking additional reception space. To the rear of the property, the conservatory enjoys delightful views over the garden and offers a versatile additional living area that could be utilised as a second sitting room, playroom, home office, hobby room, or garden room depending on individual requirements. A convenient cloakroom/WC completes the ground-floor accommodation.

Ascending to the first floor, the generous proportions continue throughout. The property boasts four well-proportioned bedrooms, all offering comfortable and flexible accommodation suitable for growing families, visiting guests, or those working from home. The family bathroom is thoughtfully arranged to meet the needs of modern living and serves the first-floor accommodation well.

Externally, the property continues to impress with a fully enclosed rear garden, providing a private and secure outdoor space ideal for both children and pets. Predominantly laid to lawn and complemented by patio seating areas, the garden offers the perfect environment for outdoor dining, summer barbecues, entertaining guests, or simply relaxing and enjoying the peaceful surroundings. The outdoor space is both attractive and manageable, appealing to keen gardeners and busy families alike.

To the front, the property benefits from a garage together with generous off-road parking for multiple vehicles, offering excellent practicality and convenience for modern family living.

The property is connected to mains water, electricity, gas, and drainage and falls within Council Tax Band C.

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 measurements are approximate)

ENTRANCE HALLWAY

uPVC double-glazed door. Double-glazed window to the side aspect. Under-stairs storage. Radiator. Multiple power points. Skirting boards. Vinyl flooring.

DOWNSTAIRS W.C.

Frosted double-glazed window to the side aspect. Splashback tiling. Wash basin with mixer tap. W.C. Skirting boards. Tiled flooring.

LOUNGE

Bay window to the front aspect. Open fireplace. Radiator. Television point. Multiple power points. Skirting boards. Carpeted flooring.

DINING ROOM

Radiator. Multiple power points. Skirting boards. Carpeted flooring.

KITCHEN

A range of fitted wall and base units. Integrated electric oven with four-ring gas hob and extractor fan. Splashback tiling. Stainless steel sink with drainer. Multiple power points. Tiled flooring.

CONSERVATORY

Multiple double-glazed windows. Radiator. Skirting boards. Laminate flooring. Doors leading out to the rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to a partially boarded loft space. Built-in storage cupboard. Power points. Skirting boards. Carpeted flooring.

BEDROOM ONE

Double-glazed window to the rear aspect. Radiator. Multiple power points. Skirting boards. Carpeted flooring.



BEDROOM TWO

Double-glazed window to the front aspect. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

BATHROOM

Extractor fan. Frosted double-glazed window to the rear aspect. Splashback tiling. Electric shower over the bath. Wash basin with mixer tap. Heated towel rail. W.C. Skirting boards. Slate flooring.

BEDROOM THREE

Double-glazed window to the front aspect. Built-in storage units. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

BEDROOM FOUR

Double-glazed window to the side aspect. Multiple power points. Skirting boards. Carpeted flooring.

EXTERNALLY

GARDEN

Externally, the property continues to impress with a fully enclosed rear garden, providing a private and secure outdoor space ideal for both children and pets. Predominantly laid to lawn and complemented by patio seating areas, the garden offers the perfect environment for outdoor dining, summer barbecues, entertaining guests, or simply relaxing and enjoying the peaceful surroundings. The outdoor space is both attractive and manageable, appealing to keen gardeners and busy families alike.

PARKING

To the front, the property benefits from a garage together with generous off-road parking for multiple vehicles, offering excellent practicality and convenience for modern family living.

SERVICES

The property is connected to mains water, electricity, gas, and drainage and falls within Council Tax Band C.

AGENTS NOTE

Please note an EPC has been instructed and will be added to the advert upon its receipt.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure





Mayfield Close, St. Austell, PL25 3PD

Tenure: Freehold

Council tax band: C

EPC rating: No Certificate

The building

Detached house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE good

Parking: Garage and Driveway

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL48139):

- The land can only be used for the construction of private houses and garages. This rule (a restrictive covenant) does not stop the owner from putting up garden sheds or greenhouses.

- There are additional rules contained in a legal document from 1989 that limit how the property can be used to ensure it remains suitable for the neighborhood.

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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T: 01726 72289

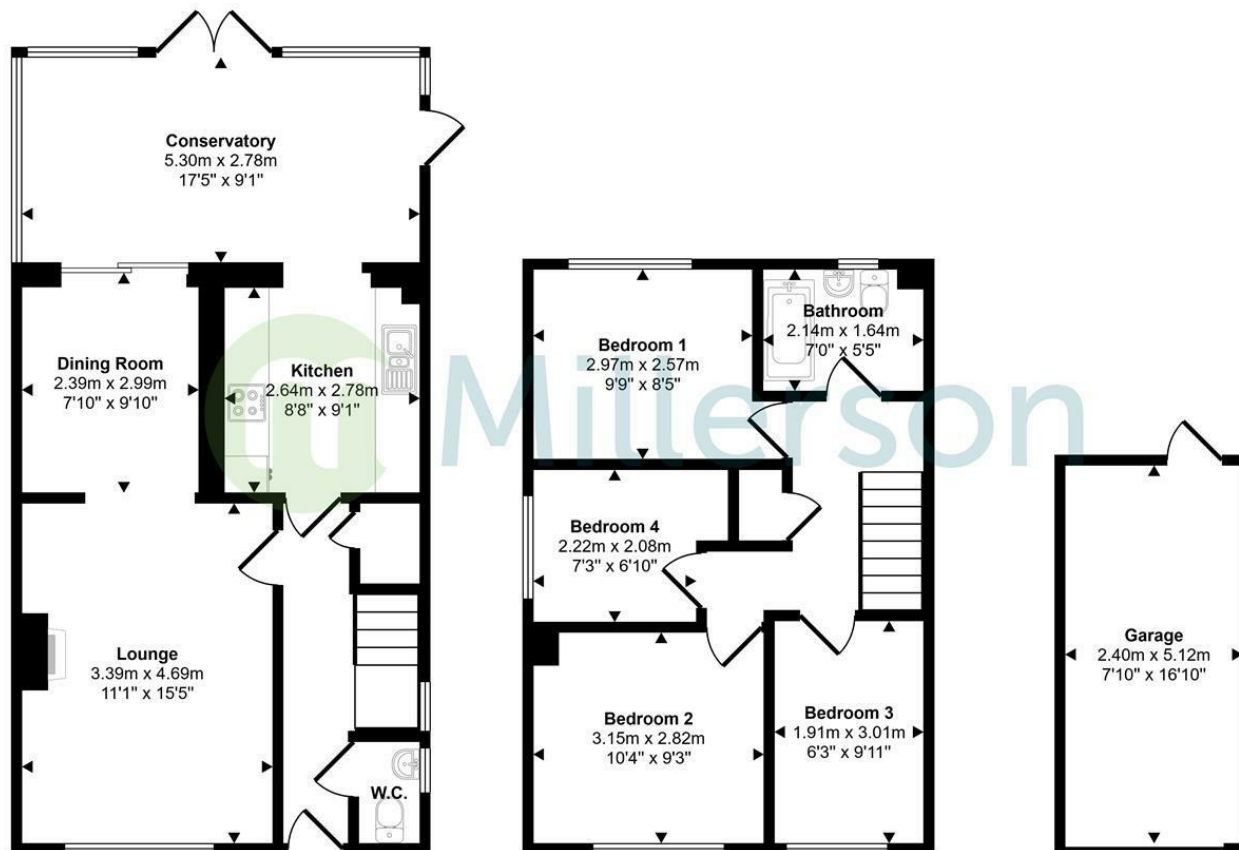
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Approx Gross Internal Area
110 sq m / 1189 sq ft



Ground Floor
Approx 57 sq m / 618 sq ft

First Floor
Approx 41 sq m / 438 sq ft

Garage
Approx 12 sq m / 132 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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