Tutsan Lane
Higher Trewhiddle
St Austell
PL25 5FX

Asking Price £445,000

- 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.

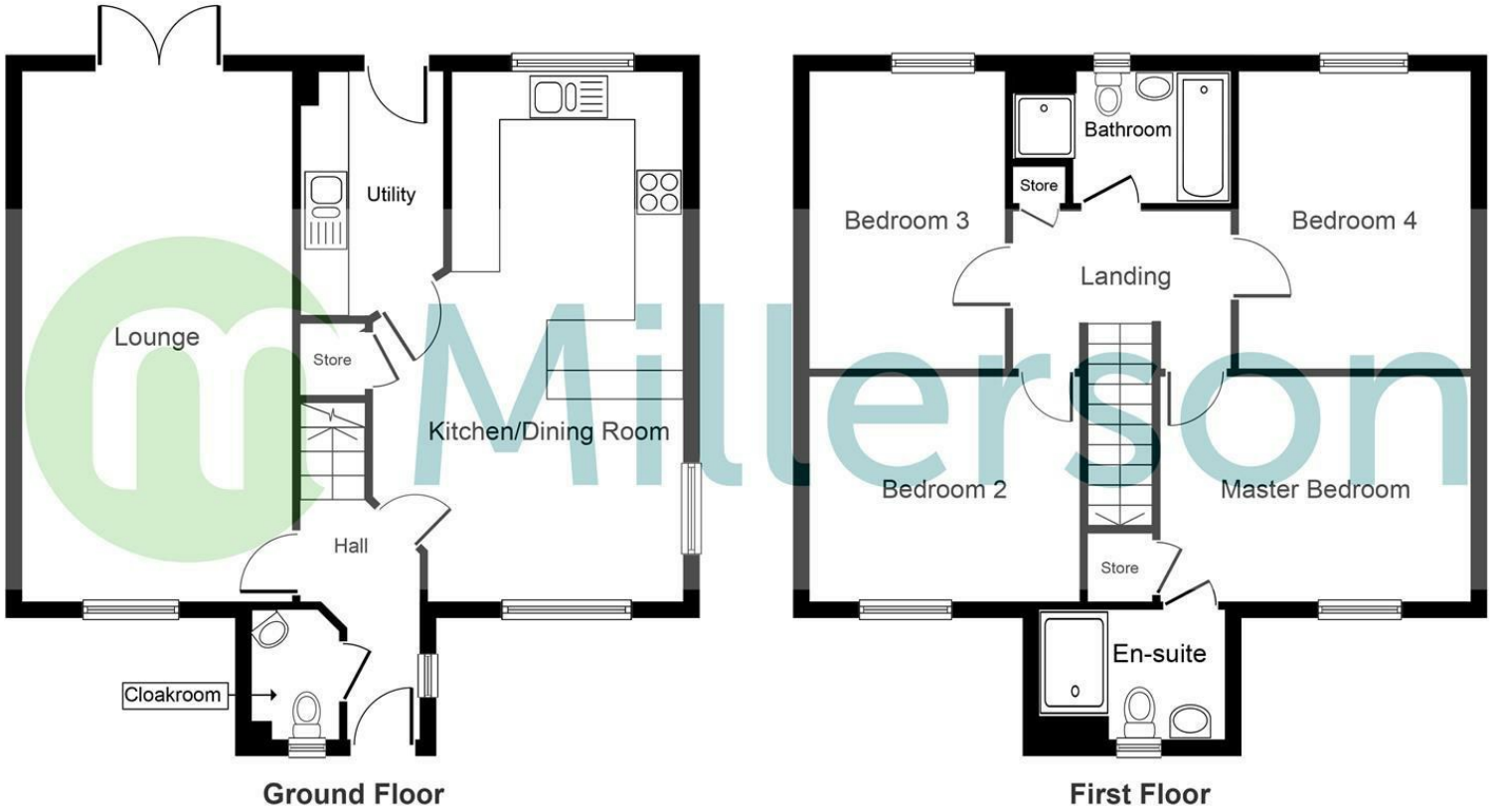
Family Bathroom
10'0" x 5'6" (3.06m x 1.70m)
Part tiled walls, double glazed window to rear elevation, shaver socket, paneled bath, low level WC. wash basin and shower cubicle, heated towel rail.

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

Phots 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.



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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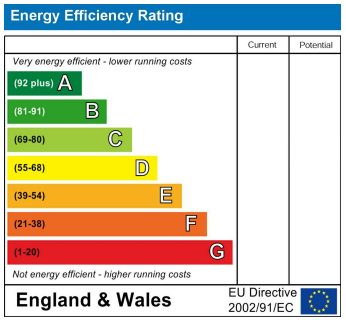

Directions To Property

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.

Contact Us

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