

MAY WHETTER & GROSE

6 CLINTON DRIVE, ST. AUSTELL, PL25 5JT
GUIDE PRICE £375,000



**** VIDEO TOUR AVAILABLE ****

A DELIGHTFUL DETACHED FAMILY HOME WITH DOUBLE GARAGE, THREE DOUBLE BEDROOMS MASTER WITH EN-SUITE AND OCCUPYING AN ENVIABLE LOCATION ON A NO THROUGH ROAD, YET STILL CLOSE TO THE TOWN CENTRE. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT, MAINS GAS FIRED CENTRAL HEATING COURTESY OF A COMBINATION HEATER INSTALLED WITHIN THE LAST TWELVE MONTHS. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND A VIEWING IS ADVISED TO FULLY APPRECIATE THE SETTING AND ACCOMMODATION ON OFFER. EPC - E



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Scenery shot of local area

St Austell town centre offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions:



Scenery shot of local area

From Fore Street, proceed down the B3274 passing straight through the traffic lights. Clinton Drive is the third right after the traffic lights. The property can be located on the left hand side, tucked away in the far corner.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Hard wood door with patterned obscure glass detailing allows external access into:

Entrance Hall:
26'11" x 4'2" (8.21m x 1.29m)



A mixture of sealed Upvc double glazed units with patterned obscure glass and standard sealed double glazed units to front elevation providing tremendous natural light. Door into office. Further door to inner hall. Radiator. Carpeted flooring.

Inner Hall:
18'8" x 6'6" (5.69m x 1.99m)



Stairs to first floor. Doors off to WC, kitchen, dining room and lounge. Radiator. Carpeted flooring. Telephone point. Door allowing access to under stairs storage void offering fantastic storage options with a mixture of hanging and shelved storage space and also houses the mains fuse box. We understand that there is wood flooring under the carpet in the entrance hall.

Lounge:

16'9" x 11'10" (5.13m x 3.63m)



A delightful twin aspect lounge with Upvc double glazed windows to front and rear elevations combining to provide tremendous natural light. Wooden flooring. Feature focal open fireplace with tiled backing hearth surround and mantel. Two radiators. Television aerial point.

WC:

6'7" x 4'10" (2.01m x 1.49m)



Upvc double glazed window to rear elevation with patterned obscure glass. Matching two piece WC suite comprising low level flush WC and classic pedestal hand wash basin. Vinyl flooring. Radiator incorporating heated towel rail. Tiled walls to water sensitive areas. Fitted plug in shaver point. Fitted electric light. The bathroom is conveniently fitted with storage cupboards to either side of the toilet recess.

Dining Room:

11'10" x 11'10" (3.63m x 3.61m)



Wood framed single glazed window to front elevation overlooking the entrance hall providing natural light. Wooden flooring. Radiator. Serving hatch back to kitchen.

Kitchen:

11'3" x 11'10" (3.45m x 3.63m)



A delightful updated kitchen with Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Door to rear hall. Door allowing access to pantry offering fantastic shelved storage options complete with bespoke marble shelf. Updated kitchen with matching wall and base kitchen units fitted with soft close and intelligent storage. Polish marble work surfaces with the addition of a central island providing more work space. One and a half bowl charcoal coloured sink with matching draining board and central mixer tap. Four ring button less hob with fitted extractor hood over and glass splash back behind. Fitted electric oven and grill. Integral dishwasher. Space for fridge freezer. Tiled walls to water sensitive areas. Vinyl flooring. Under unit plinth heater.



with wood frame double glazed windows to rear and right elevations and wood frame double glazed door to right and left elevations providing external access. Radiator. Carpeted flooring. Polycarbonated roof. This area benefits from power.

Shower Room:

4'10" x 5'3" (1.49m x 1.61m)



Updated shower suite with feature glass blue coloured bricks providing borrowed light from the sun room. Updated white shower suite comprising of hand wash basin with central mixer tap set on vanity storage unit offering useful storage facilities below. Corner shower cubicle with curved shower sliding doors and wall mounted electric shower. Tiled walls to water sensitive areas. Tiled flooring. Fitted extractor fan. Heated towel rail.

Office:

12'5" x 6'4" (3.81m x 1.94m)



Doors to front and rear elevations. Door to garages. Radiator. Carpeted flooring. Sky light window providing natural light.

Garage One:

17'7" x 10'0" (5.37m x 3.05m)

Electric roller garage door providing access. Eaves storage shelf. This garage benefits from light and power. Door to the rear providing access to the rear access.

Rear Hall:

6'0" x 6'4" (1.85m x 1.94m)



Access into sun room, shower room and office. A ceiling light well provides natural light. Carpeted flooring.

Sun Room:

11'0" x 9'7" (3.36m x 2.93m)



A delightful sun room that catches a great deal of sun

Rear Access:

5'2" x 4'7" (1.58m x 1.41m)

Currently used as the recycling base. Wood frame double glazed door to rear elevation providing external access. Storage shelves providing storage options. Door from the first garage leads to garage two.

Garage Two:

23'3" x 9'7" (7.10m x 2.93m)

Electric up and over garage door to front elevation providing vehicle access. This garage also benefits from light and power.

First Floor Landing:

16'9" x 6'6" (5.13m x 1.99m)



Upvc double glazed window to front elevation providing delightful far reaching views over the surrounding area and open countryside in the distance. Doors off to double bedrooms one, two and three. Door to family shower room. Carpeted flooring. Loft access hatch. Door allowing access to airing cupboard offering fantastic storage options.

Shower Room:

7'3" x 6'3" (2.23m x 1.92m)



Refreshed by the current vendor with Upvc double glazed window to rear elevation with patterned obscure glass. Matching three piece white shower suite comprising low level flush WC with dual flush

technology and soft close, ceramic hand wash basin with central mixer tap set on vanity storage unit offering fantastic storage facilities below and large shower enclosure with sliding glass shower door and wall mounted electric shower. Tiled walls. Tiled flooring. Heated towel rail. Mirror fronted storage unit with LED lighting above.

Bedroom Three:

9'7" x 8'8" (2.93m x 2.66m)



Upvc double glazed window to rear elevation providing an outlook over the enclosed and private rear garden. Door allows access to inbuilt wardrobe offering shelved and hanging storage. Carpeted flooring. Radiator.

Bedroom Two:

13'7" x 11'10" (4.15m x 3.63m)



Large Upvc double glazed window to front elevation providing tremendous natural light and offering delightful views over the surrounding area and open countryside in the distance. Radiator. Carpeted flooring.

Master Bedroom:

13'1" x 11'10" (3.99m x 3.63m)



A tremendous master bedroom with Upvc double glazed window to front elevation enjoying delightful views over the surrounding area and open countryside in the distance. Radiator. Carpeted flooring. Door to en-suite shower room.

En-Suite Shower Room:

11'10" x 3'4" (3.63m x 1.04m)



Upvc double glazed window to rear elevation with wood obscure glass. Low level flush WC, classic hand wash basin set on vanity storage unit offering fantastic storage facilities below and large updated shower cubicle with folding glass shower doors and wall mounted electric shower. Tiled walls to waters sensitive areas. Vinyl flooring. Heated towel rail.

Outside:



Accessed off Clinton Drive which is a no through road. To the front a large bricked drive provides access to the twin garages and allows off road parking for numerous vehicles. To the right hand side a wooden gate provides access to the enclosed rear garden. In front of the plot, to the left hand side, is an expanse of lawn with established evergreen planting and shrubbery. A further wooden gate provides security and access to the side garden. The brick drive flows around the front of the property creating a delightful patio area in front of the lounge. The side garden is laid to lawn and is well enclosed with evergreen shrubbery and a mixture of established planting in a raised planting bed. To the front left hand corner of the plot a Pagoda established with planting provides another delightful external relaxation area. The brick drive/patio flows around the side of the property and continues to the rear.





The rear of the property benefits from outdoor tap and access to the outside boiler room with an external Worcester free standing mains gas fired combination central heating boiler. Steps lead up to an elevated low maintenance area of garden which is extremely well enclosed with evergreen boundaries. A circular paved drying area then flows through to a wooden shed located in the corner of the property. The rear garden is extremely well stocked with evergreen planting and shrubbery. There is access via both sides of the property by wooden gates.

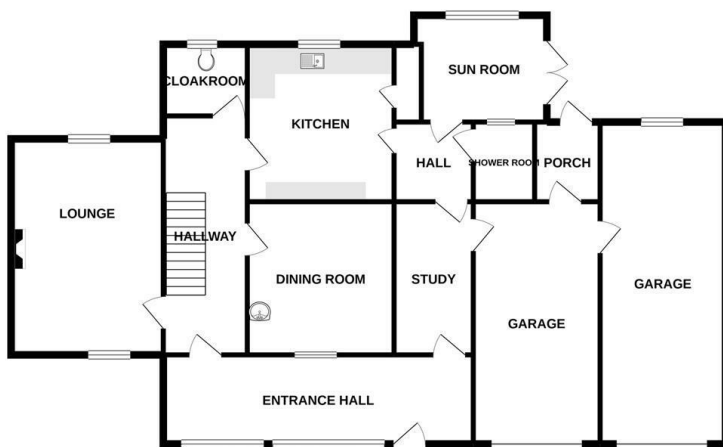


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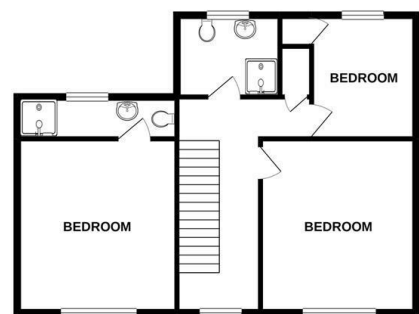
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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