

MAY WHETTER & GROSE

56 EDGCUMBE GREEN, ST. AUSTELL, PL25 5EF
PRICE GUIDE £450,000



SITUATED IN THE SOUGHT AFTER EDGCUMBE GREEN AREA OF ST AUSTELL, IS THIS BREATHTAKING EXTENDED FIVE BEDROOM FAMILY HOME. IMPECCABLY PRESENTED THROUGHOUT, ON A LARGE SUNNY PLOT OFFERING A HIGH DEGREE OF PRIVACY. OFFERING SPACIOUS INTERNAL LIVING SPACE, AMPLE BRICK PAVED DRIVEWAY FOR NUMEROUS VEHICLES AND LARGE LOW MAINTENANCE REAR GARDEN. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION, SIZE & FINISH THROUGHOUT. EPC - D



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The recently regenerated St Austell town centre is situated within a short distance and 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:

From St Austell head up onto Edgcumbe Road, known locally as Hospital Hill. As you come up to the brow of the hill, on the left hand side is the turning in for Edgcumbe Green. Follow the road around to the left, down the hill and on the right hand side the property is set back behind hedging.

Accommodation:

All Measurements are Approximate:

Upvc double glazed panel door with matching side panels into:

Entrance Hall:



Finished with a bright white wall surround which continues through the property. White ceiling with recess spotlights and coving complemented with light oak effect flooring, which continues though and into the kitchen and dining area. Four panel wood door to the side opening into the:

Garage/Store/Utility:

12'3" x 12'11" maximum (3.75 x 3.96 maximum)
Steps down to a tiled effect floor covering. Space and plumbing for white good appliances with space to the side for an American style fridge freezer. White gloss wall and base units and high level shelving. Up and over garage door. Obscure Upvc door into:

Inner Hall:



Papered patterned walls, with ornate style radiator. Ceiling mounted recess spotlighting. Wood effect flooring which continues through the hall and into the kitchen and family area. Carpeted split staircase to first floor with large under stairs storage cupboard. Door into:

Cloakroom/WC:

Comprising of a modern suite of low level WC and hand basin. Part white tiled wall surround. Ornate radiator. Ceiling recess spotlighting. White coving. Extractor fan.

Lounge:

21'5" x 13'3" narrowing 10'7" (6.55 x 4.05 narrowing 3.25)



A light, large and spacious lounge with large double glazed bay window to front with deep display sill. Beautifully presented with a warm coloured carpeted flooring. Light wall surround complemented with coving, and ample recessed ceiling spotlights. Double glazed doors leading out to the sunny aspect rear garden. Open arch doorway to:



Kichen/Dining Area:
9'1" x 14'7" (2.78 x 4.45)

Dining Area:
18'10" x 9'1" maximum (5.76 x 2.78 maximum)



Beautifully appointed and coloured fronted kitchen, thoughtfully designed and laid out with a comprehensive range of wall and base units with slow close drawers. Square edged wood laminated work surface over incorporating four ring gas hob with stainless steel extractor and oven below. One and a half bowl sink drainer with mixer tap. Built in appliances of fridge freezer and dishwasher. Under unit lighting and finished with a white tiled splash back. Large double glazed window with fitted roller blind above sink and enjoying the outlook over the garden area. Further lighting provided by ceiling recess spot lights. Opening to a large dining area further complemented with matching units with work surfaces and oak display shelving over. High level picture obscure windows with display shelves. Two ornate radiators. Bifolding wood doors into:

Conservatory:
9'10" x 12'3" maximum over deep sill (3.02 x 3.75 maximum over deep sill)



This can be used all year around. Wall mounted radiator beneath a deep sill. Double glazed windows with quarter opening and glass roof. Double doors out onto the garden area.

From the inner hallway the staircase with oak handrail and white spindles, turns to the half landing where a further staircase leads to the extended rooms of master en-suite and additional bedroom. A further staircase leads to additional landing with access to the further three bedrooms and family bathroom. Obscure double glazed window to landing with deep display sill. Four panel door into:

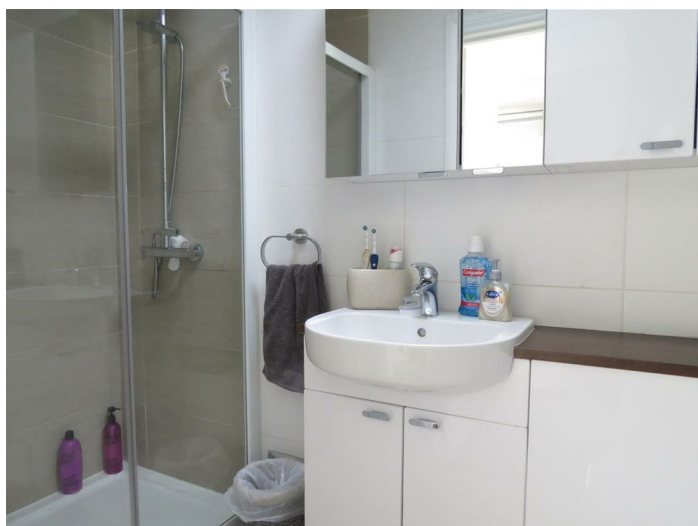
Master Bedroom:



Beautifully presented with large double glazed window to front with fitted blind and radiator beneath. Door into:

En-Suite:

3'10" x 8'5" (1.17 x 2.58)



Comprising of a low level WC and hand basin all set within a white gloss vanity cabinet, complemented with darkened wood display above. Further white gloss and mirror fronted cabinets for additional storage. Sliding doors into double size shower cubicle with wall mounted system and attractive tiled surround with large rain effect shower head and separate attachment. Finishing touches of fully tiled surround with chrome heated towel rail. Recess spot lighting plus light tunnel.

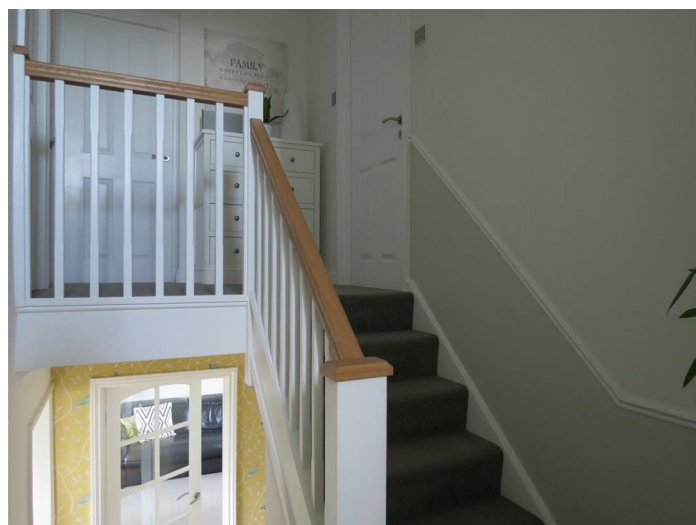
Bedroom:

9'1" x 7'1" (2.77 x 2.16)



Opposite and enjoying an outlook over the garden and some far reaching views towards London Apprentice and the top of Porthpean, a large double glazed window with deep display sill and radiator beneath. Benefiting from built in wardrobes and storage. Opposite the wardrobes is a built in work station desk with shelving.

Landing:



With loft hatch and recess spot lighting. Door into:

Family Bathroom:

5'0" x 11'10" maximum (1.53 x 3.62 maximum)



Comprising of a luxurious white suite of low level WC and hand basin set in a white gloss vanity unit. Attractive tiled back which continues into the double size shower cubicle with rain effect shower head and separate attachment. Panel bath with display and storage sill above. Obscure double glazed window to front, plus ceiling mounted spot lighting. Wood effect wall covering. Chrome heated towel rail.

**Bedroom:**

11'9" x 11'1" maximum (3.60 x 3.40 maximum)



A spacious double bedroom. Finished with a painted wall surround with white coving. Large double glazed window with fitted blind enjoying some far reaching countryside views. Radiator.

Bedroom:

9'4" x 14'4" maximum (2.87 x 4.37 maximum)



Enjoying far reaching views from a large double glazed window with fitted blinds and radiator beneath. Light pastel pink painted wall surround complemented with white coving.

Bedroom:
 9'6" x 9'4" maximum (2.91 x 2.87 maximum)



Large double glazed window with fitted blind and radiator beneath. Finished with a two tone painted wall surround.

Outside:

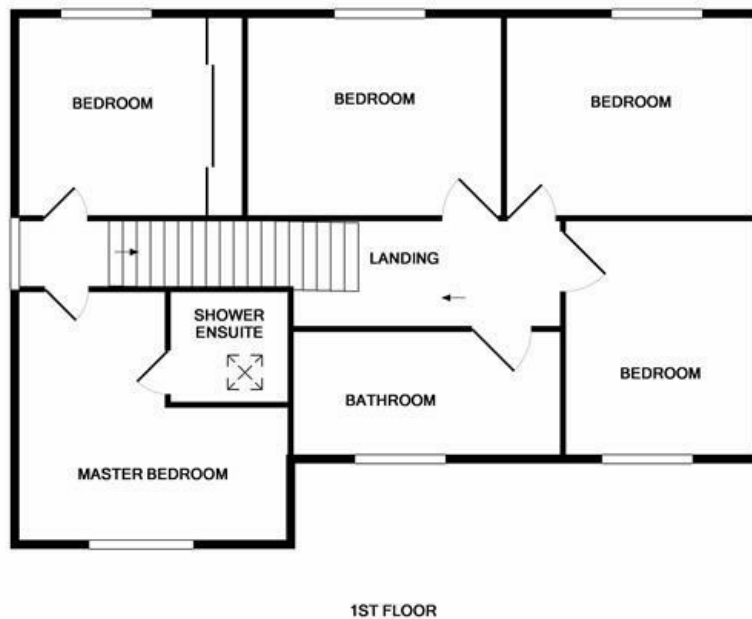
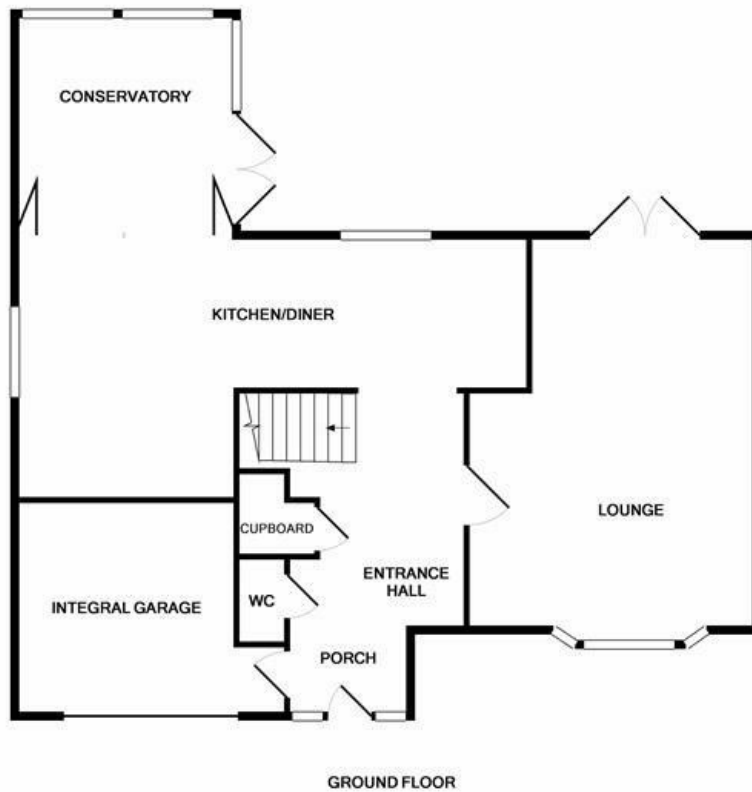


The property is set back from the road within the development and accessed by a large brick paved driveway with parking for numerous vehicles. An area of open lawn is enclosed by a high hedge surround. Being detached, there is gated side access to the rear which can also be accessed by the Conservatory. There is a large area of decking, ideal for alfresco dining and entertaining leading onto an area with astro grass lawn. Enclosed by strip wood fence panelling and outside lighting. A low level stone built wall back drop with maturing shrubbery. Timber built children's playhouse. Further low level latch gate into cupboard open storage area. Offering a high degree of privacy and enjoys the sun during the day and into the evening.



Council Tax - D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		81	(81-91) B		77
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D	59	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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