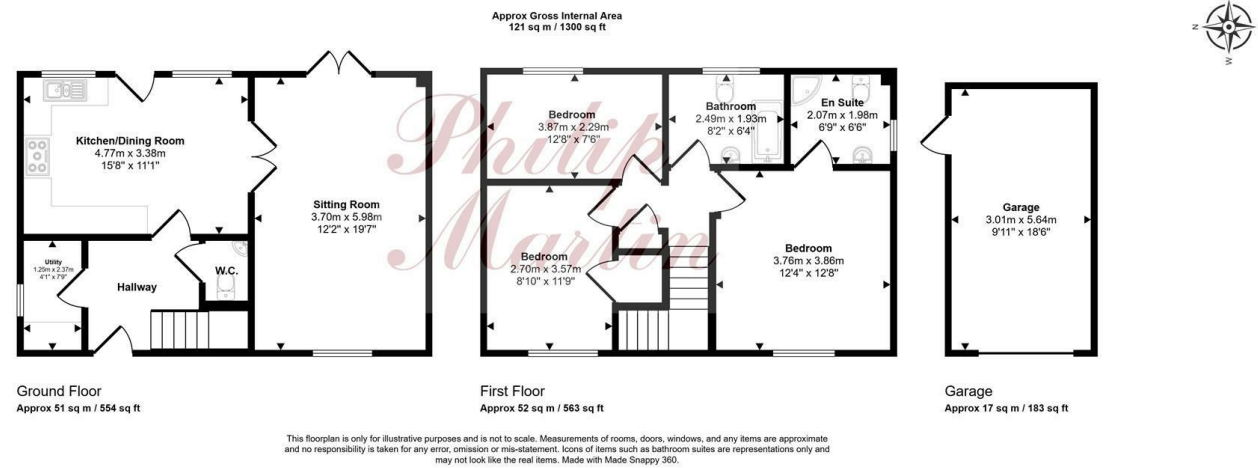


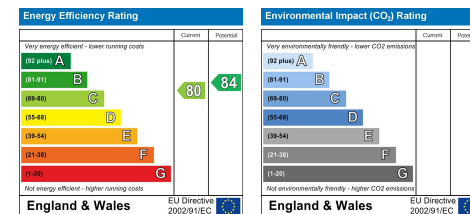
CHAPEL HILL, STICKER



KEY FEATURES

- DETACHED MODERN HOUSE
- THREE DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY ROOM & CLOAKROOM
- EN-SUITE & BATHROOM
- DETACHED GARAGE
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- POPULAR VILLAGE LOCATION

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



STONELEA, CHAPEL HILL, STICKER, ST. AUSTELL, PL26 7HG

DETACHED MODERN HOUSE SITUATED IN POPULAR VILLAGE LOCATION

This detached modern attractive stone dwelling is situated within the popular village of Sticker, just a stone's throw from the amenities on offer. Built in 2012, the dwelling is an incredibly efficient home yet enjoys a character charm with stone elevations. Well presented throughout, accommodation includes; entrance hall, utility room, cloakroom, kitchen/dining room, sitting room, three double bedrooms (master en-suite) and a bathroom. There is a driveway providing off road parking, detached single garage and gardens to front and side. Viewing is highly recommended.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £395,000

THE PROPERTY

Stonelea is a three bedroom detached modern house situated in the popular village of Sticker. The property is an individual dwelling, occupying a non estate, private position in the centre of the village. Built in 2012, to a high specification, the house is well presented and offers spacious rooms throughout. In all, the accommodation comprises; entrance hall, utility room, kitchen/dining room, cloakroom and sitting room to the ground floor with three double bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking, a detached single garage and private gardens, laid to lawn to the front, side and rear of the dwelling.

STICKER

Stonelea is located in a quiet position yet within a short walk of Sticker village centre. Sticker is a thriving community on the western side of St. Austell town with a good selection of village facilities including shop, post office and public house. A very regular bus service connects to Truro and St. Austell. St. Austell has a wide range of amenities including several supermarkets, banks, building societies, restaurants, three popular golf courses and a main line railway link to London (Paddington). Truro is approximately eleven miles to the west, and the north and south coasts are easily accessible.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

Stairs to first floor and doors into;



UTILITY ROOM

7'9" x 4'1" (2.37m x 1.25m)

Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Window to side aspect.

CLOAKROOM

Hand wash basin and low level w.c. Extractor fan.

KITCHEN/DINING ROOM

15'7" x 11'1" (4.77m x 3.38m)

Fitted with a range of base and eye level units with worktops over and upstands. Inset stainless steel sink and drainer with space for cooker with extractor fan, fridge/freezer, integrated dishwasher. Two windows and door to rear garden. Ample space for dining table. Door into;

SITTING ROOM

19'7" x 12'1" (5.98m x 3.70m)

A dual aspect sitting room with window to front and double patio doors to the rear. Radiator.

FIRST FLOOR

LANDING

BEDROOM

12'7" x 12'4" (3.86m x 3.76m)

Window to front. Radiator. Door into;

EN-SUITE

6'9" x 6'5" (2.07m x 1.98m)

Comprising corner shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side aspect, heated towel rail and extractor fan.



BEDROOM

11'8" x 8'10" (3.57m x 2.70m)

Window to front with useful wardrobe cupboard. Radiator.

BEDROOM

12'8" x 7'6" (3.87m x 2.29m)

Window to rear. Radiator.

BATHROOM

8'2" x 6'3" (2.49m x 1.93m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

GARAGE

18'6" x 9'10" (5.64m x 3.01m)

Metal up and over door with side pedestrian door also. Light and power connected.

OUTSIDE

A driveway provides off road parking for numerous vehicles and leads up to the garage and front of the dwelling. There is a level lawn to the front, with mature shrub boundaries with gated side access leading to the back garden. The rear garden is also laid to lawn.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceed into the village of Sticker from the Truro direction and at the bottom of the hill next to the village car park take the first right hand turning into Chapel Hill. The property will be located on the left hand side where a Philip Martin for sale board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.