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Slades Road, St Austell

A three-bedroom semi-detached family home situated on the popular Slades Road in St Austell.

Benefitting from driveway way parking and a generous size garage/workshop, this makes the perfect family home or residential investment. A viewing is essential to appreciate all that this property has to offer.

*Kitchen * 22' Lounge/Diner *Utility
*Conservatory *Three bedrooms *Bathroom
*Garage/workshop *Generous rear garden
*Driveway Parking *Gas central heating

Price: £295,000



77 Slades Road is a spacious stone fronted period property situated in a popular non-estate location in St Austell. It is conveniently located within easy reach of St Austell town centre, providing a range of shopping, educational, and recreational facilities, also being close to a mainline railway station, for those who commute. Primary and secondary schools, as well as supermarkets and a leisure centre are also close at hand, making this the ideal family home.

The Property

The front door opens into an entrance porch, with carpeted flooring and a door opening into the lounge diner.

The lounge diner is generous in size and adopts a large bay window to the front elevation, wood effect flooring and two feature fireplaces. Stairs lead to the first floor and a door into the kitchen.



The kitchen comprises matching floor, wall, and drawer units with worktops above, two stainless steel sinks with mixer taps, a self-cleaning oven and electric four-ring ceramic hob with a stainless-steel extractor hood, an integrated fridge/freezer, and an integral fitted ironing board. An arch leads from here into the utility room, and a door to the left leads to the conservatory.



The utility room comprises matching wall and floor-based units with worktops above, a fitted washing machine, and a window to the side elevation.



The conservatory has a sash window to the lounge/diner, with windows to the side and rear elevation. A door leads to the rear garden, being low maintenance and easterly facing.



Stairs lead from the lounge diner to the first-floor landing, housing all three bedrooms and the generous family bathroom.



The main bedroom is to the front aspect and generous in size, with built in storage both beside and above the bed, carpeted flooring, and a wall mounted radiator.



Bedroom two is also a good-sized double facing the rear elevation, with ample space for freestanding furniture, carpeted flooring, and a wall mounted radiator.



Bedroom three faces the frontal aspect and is currently used as a study, but would also serve well as a smaller double or large single bedroom.



The family bathroom comprises a five-piece suite, including a bath, separate shower cubicle, w/c, bidet, and handwash basin, with tiled surrounds, a wall mounted heated towel rail, and an obscured window to the rear elevation. there is also a double storage cupboard housing the combi boiler, as well as providing storage space.

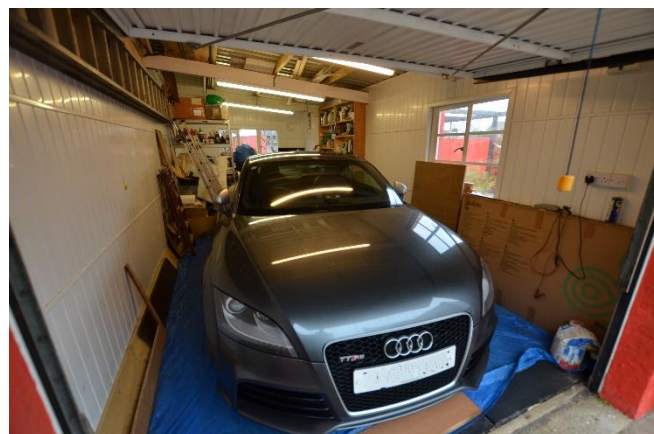


Outside

To the front of the property is a block paved driveway, this continues to the front of the garage. There is also an outbuilding with wooden door. Steps lead down to an area of gravel, with various shrubs and bushes, and a central raised decking area. There is a feature pond to the rear of the garden, with fencing surrounding the garden.

A garage/workshop is located to the rear of the driveway and is generous in size with an up and over door, a pedestrian door to the side, power points and base and drawer units with a worktop above.

Council Tax Band: B
EPC Band: D



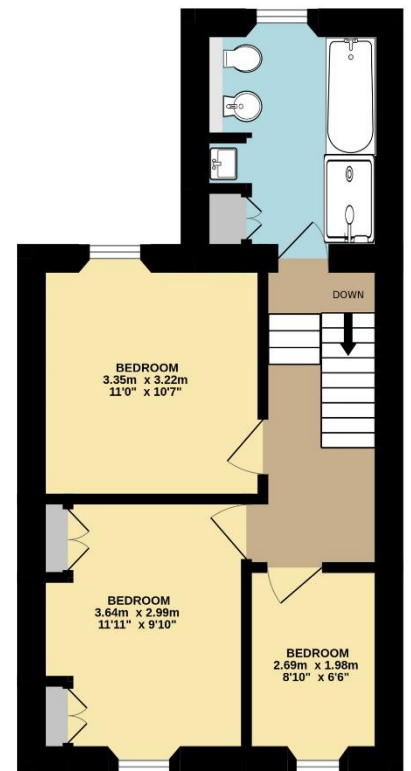
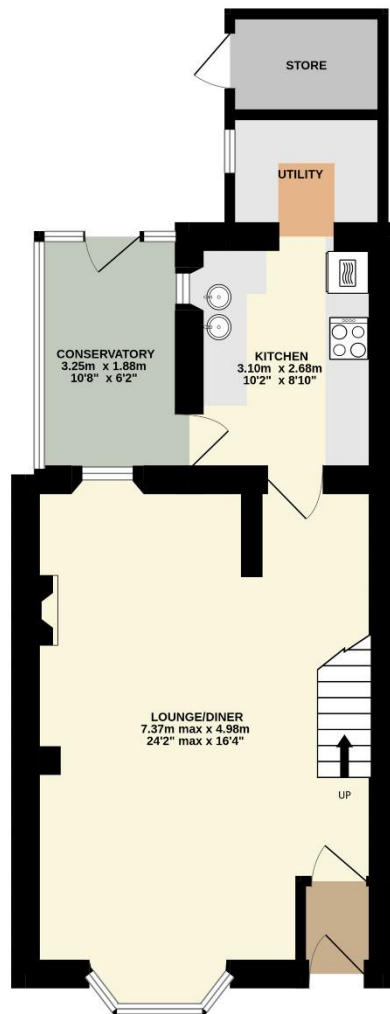
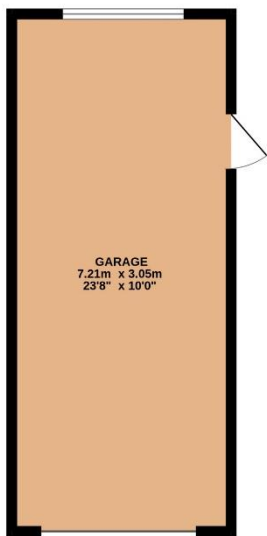
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GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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