



4 Gidley Fields,



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St Austell, Cornwall PL25 3GR

Town Centre and Railway Station 1 mile A30(T) 5.5 miles
Charlestown 2.5 miles St Austell Bay 3 miles

A superb, spacious and well-constructed detached new four bedroom residence of some 2,056 sq ft, with parking, gardens and town views

- Entrance Hall with WC
- Living Room & Lower Sun Room
- Rear Multiple Parking & Front Garden
- Plant Utility Room
- No Forward Chain
- Kitchen & Dining Room
- Playroom/Office or 5th Bedroom
- 4 Bedrooms. 1 En Suite & Family Bathroom
- Potential for Garage (stp)
- Freehold

Guide Price £525,000

SITUATION

4 Gidley Fields is situated off Phernyssick Road views over the town of St Austell to countryside beyond.

The centre of St Austell is about a mile to the south-west where there is a station on the London Paddington line and 4 Gidley Fields is also well situated to access the by-pass and in turn the A30(T) at Innis Downs about 5.5 miles to the north. Popular attractions to the area include The Eden Project, the picturesque and attractive fishing harbour of Fowey and the more industrious historical harbour of Charlestown with its array of cafes, public houses and restaurants.

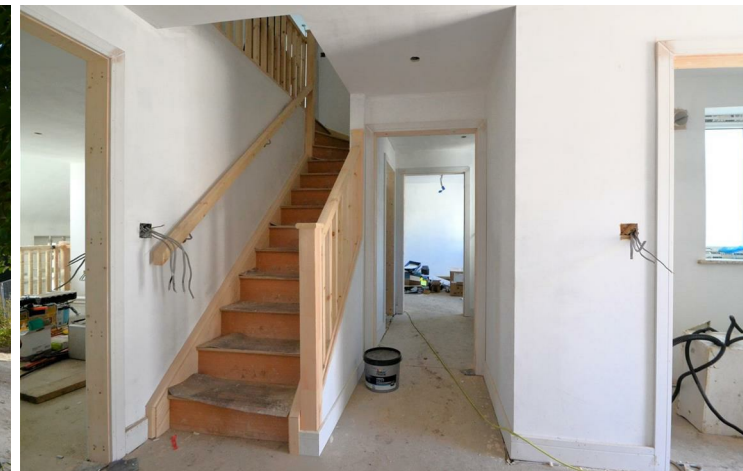
DESCRIPTION

Nearing completion (planned for August 2026), 4 Gidley Fields offers an individually designed, high quality and modern residence with some fine views towards Carlyon Bay.

The accommodation layout, which extends to some 2,056 sq ft, flows well through the house and is shown on the attached floor plans.

At the rear is Private Parking for vehicles from which steps lead down to the ground floor level and front door.

The front door opens to an Entrance Hall with balustrade stairs off to the first floor with under-stairs cupboard and Cloakroom off.



Adjacent is an Open-plan Kitchen and Dining Room which spans the width of the house. The Kitchen includes a modern U-shaped range of base and eye level units with composite stone worktop and including an inlaid single drainer stainless steel sink unit with mixer tap, integral refrigerator/freezer and dishwasher, built-in oven and induction hob with modern extractor.

Off the Dining Room is access through to a well-proportioned Living Room with return door to the Entrance Hall and steps leading down to a lower Sun Room with bi-fold doors to outside Seating and front Garden.

Also on the ground floor is a dedicated Coats and Boots Area, a fine downstairs Playroom/Study/5th Bedroom with door to a useful Plant/Utility Room.

On the first floor, with concrete floors, centred around a fine balustrade Landing are four Bedrooms including a Master Bedroom with Dressing Area and En Suite Shower Room with shower, wash basin and wc; three other good sized Bedrooms; and a Family Bathroom with suite comprising bath, wash basin and wc.

Outside to the front is a level stone chipped seating area with levelled earth beyond for landscaping and seeding as desired with solid timber fence boundary. At the rear is a stone chipped parking area and a flowerbed. It is considered there is potential for a Garage Building to be erected within this area if desired – subject to all necessary consents and approvals.

In summary, a well-built and designed detached residence offering fine two storey family living to modern day standards. A must view to appreciate the standards on offer.

BUILD WARRANTY

There will be a 10 year Build-zone warranty.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

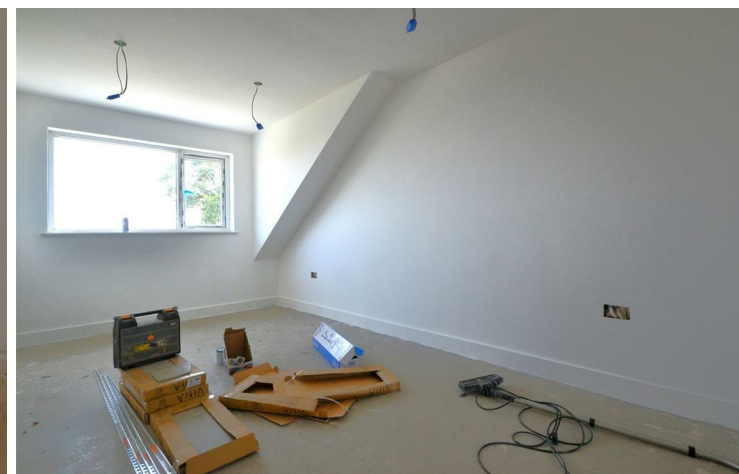
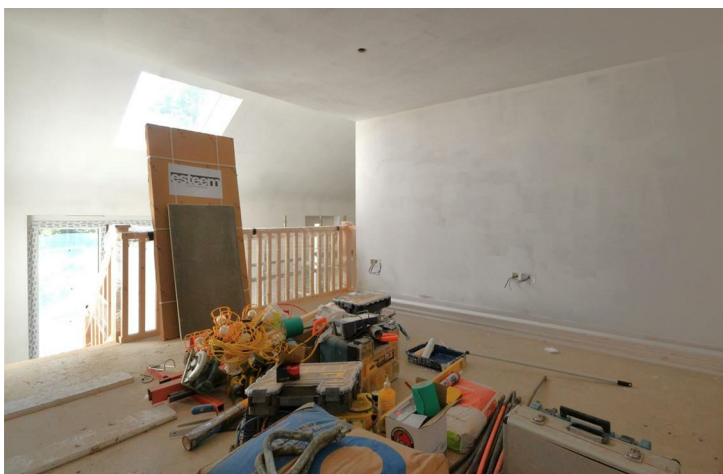
SERVICES

Mains water, electricity and drainage (final connections to be made by Vendor). Air Source underfloor heating to ground and first floors. Double-glazed.

Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02, EE, Three and Vodafone variable indoors and 02, EE, Three and Vodafone good outdoors (Ofcom and based on 3 Gidley Fields).

DIRECTIONS

From the railway station, drive up to the roundabout and turn left driving over the railway bridge. Drive up to the next roundabout and turn left towards Bugle. At the next roundabout, take the second exit to the right and drive up the hill to the traffic lights. At the traffic lights, go straight over passing the post box on the left-hand side and at the mini roundabout turn right into Phermyssick Road, drive down the hill, pass the turning to the right into Claybourne Close and at the mini roundabout turn left into Century Close. After about 25 yards turn left, follow the road up to the right and turn left into Pentillie Gardens. Drive through the estate and continue into Gidley Fields at the end. 4 Gidley Fields is the first on the left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 191.0 sq m / 2056 sq ft

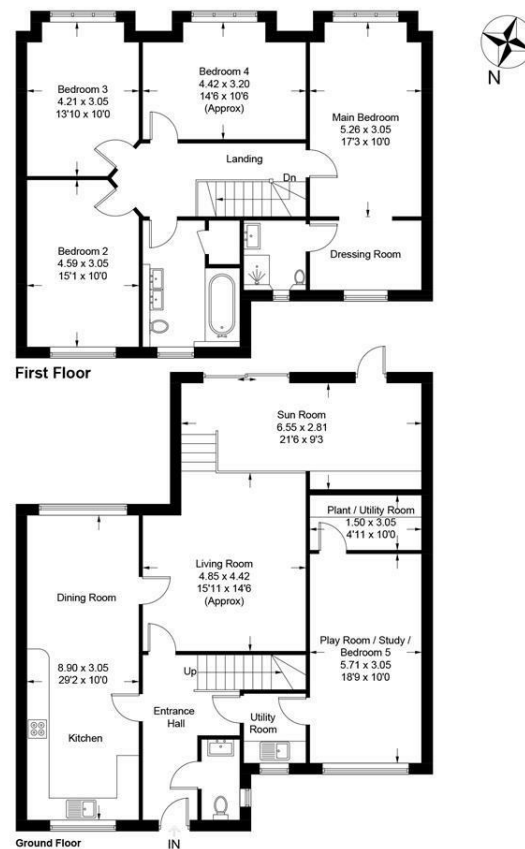


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313126)



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