

7, Rosevear Meadows

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Bugle, St Austell, Cornwall PL26 8WQ

A30(T) 2 miles St Austell 3 miles Edge of Village

On the edge of the village, a beautifully presented three-bedroom detached modern house, multiple car parking and wonderful rear enclosed garden

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- Cul de Sac Position
- Reception Hall with WC
- Kitchen & Dining Room
- Bathroom & 2 Other Bedrooms
- Central Heating via Heat Pump
- EPC Rating A
- Living Room
- Master Bedroom Suite (Potential for 4th Bedroom)
- 14 Photovoltaic Panels
- Freehold. Council Tax Band D

Guide Price £325,000

SITUATION

7 Rosevear Meadows is situated in a private position at the end of a cul-de-sac backing onto deciduous woodland. The village of Bugle offers a comprehensive range of everyday facilities and amenities with primary schooling in the area, convenience stores, public house, church, recreational fields, village hall, doctors' surgery, garage and so forth. There is a junction to the A30(T) at Innis Downs Roundabout 2 miles to the north and the town of St Austell, with a station on the London Paddington line, is only about 3 miles to the south.

INTRODUCTION

7 Rosevear Meadows is superbly presented to the open market with some superb rooms and viewers will appreciate the qualities on offer. Today, 7 Rosevear Meadows is occupied as a three-bedroom dwelling. However, the house was originally designed as a four-bedroom dwelling and, as shown on the floor plan, there is therefore good potential to recreate a separate fourth bedroom if desired.

The property benefits from an EV charger, a central heating system via heat pump, and 14 photovoltaic panels with a 5kw battery, all of which combine to be reflected in its EPC rating Band A.

There is dedicated parking to the front for several vehicles and at the rear is an enclosed dog and family friendly garden – the garden being a particular feature of the sale.







THE ACCOMMODATION

The approach is via a part opaque glazed heavy front door to Reception Hall with engineered oak flooring, balustrade stairs off to first floor with under-stairs cupboard and door to a Cloakroom with wc and pedestal washbasin with splashback tiling.

The Living Room is a fine double aspect room with Katell Visto contemporary wall mounted electric fire and engineered oak floor.

The Kitchen and Dining Room with engineered oak floor is a fine spacious room with double aspect including bifold doors from the Dining Room to the garden. The Kitchen includes a comprehensive range of modern handleless base and eye level units with wood worktop surfaces to upstands and splashback tiling and which includes a stainless steel under-mounted sink unit with vegetable bowl and Qettle instant hot water tap, pair of inset ovens including fan assisted oven and grill and separate combi oven, microwave and grill, four induction rings with extractor hood over, integral washer/dryer, wine cooler, dishwasher and space for large freestanding refrigerator freezer.

On the first floor, around a balustrade Landing is a spacious Master Suite including Dressing Area with fitted wardrobes with part mirror fronted sliding doors and En Suite Shower with fully tiled shower, wc, pedestal washbasin with splashback and contemporary mirror over with courtesy lighting and chrome heated towel radiator.

The spacious Bathroom includes a panelled bath with electric shower and screen over, wc, pedestal washbasin with mirror fronted bathroom cabinet over and chrome heated towel radiator and there are two other Bedrooms – one with fitted double wardrobe with part mirror fronted sliding doors.

THE OUTSIDE

To the front of the house is a herringbone private car parking area for a number of vehicles with to the side of which is an area of level lawn garden with deep well stocked flowerbeds and from which a pedestrian garden door opens and leads through to the delightful rear enclosed gardens.

These include an expansive level paved seating area with beyond level lawn with flower and shrub borders to the fence and stone wall boundaries. The garden is most attractive and being fully enclosed is dog and family friendly.

Included is a small aluminium framed Garden Shed; a timber and bitumen felt Recycling Store; and a timber and bitumen felt Garden/Potting Shed.

VIEWING

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

DIRECTIONS

From Innis Downs roundabout on the A30(T) take the B3278 towards Bugle. At the traffic lights in the centre of Bugle, turn left into Rosevean Road. Drive for about 150 yards and the entrance to Rosevear Meadows will be seen on the right-hand side. Drive to the end of the cul-de-sac and no. 7 will be seen on the right-hand side.

SERVICES

Mains water, electricity and drainage connected. Central heating via heat pump. 14 Photovoltaic panels with converter and 5kw battery. EV charging point. Central heating via external heat pump.

Broadband: Standard and Superfast available (Ofcom) - 18.54Mbp upload and 69.1Mpb download speeds. Mobile telephone: 02, EE, Three and Vodaphone variable in home and good outdoors (Ofcom).

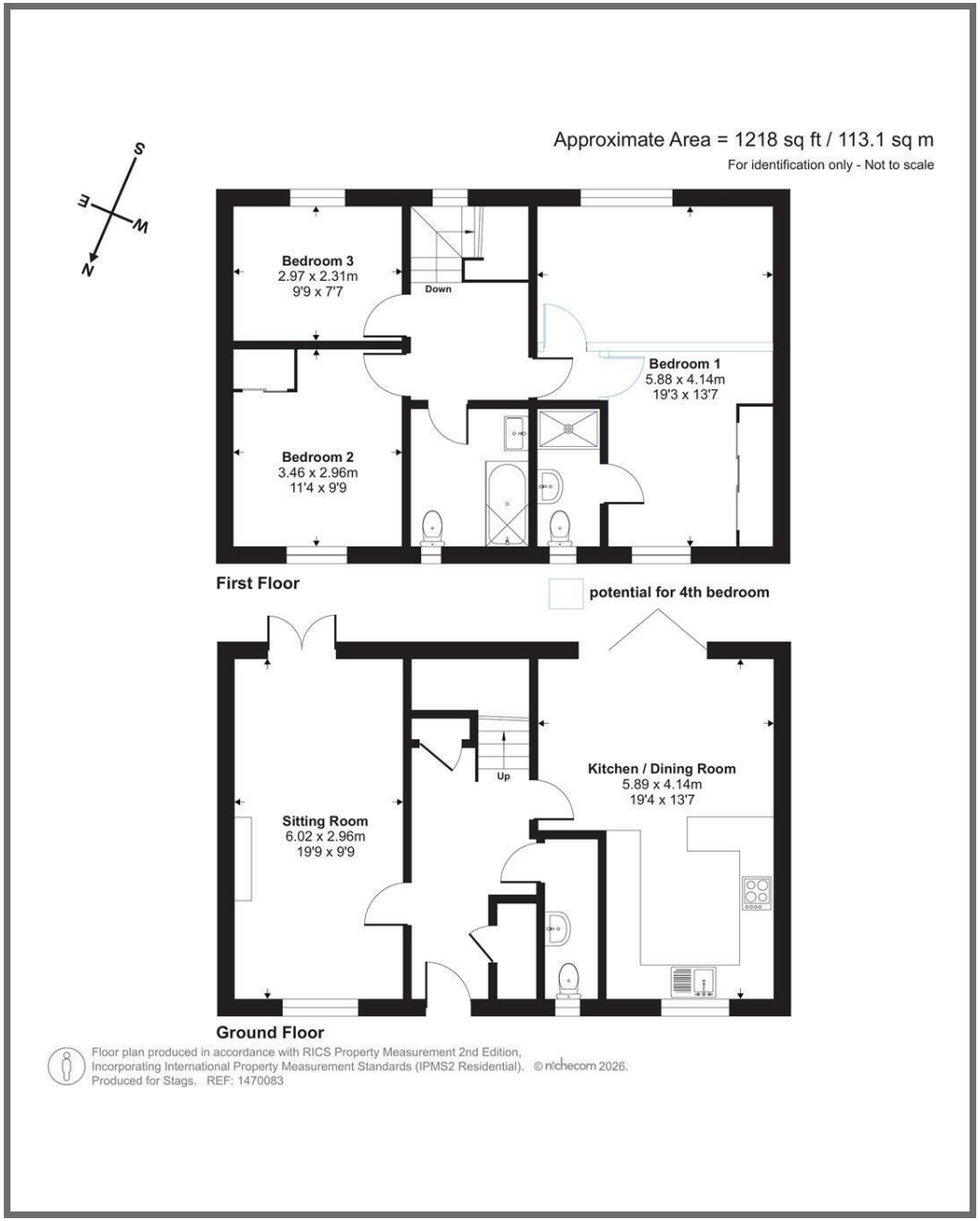


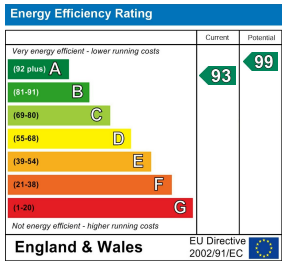




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