



Immaculately presented

Many extras

4 bedrooms

Bathroom and en suite

8 Park Matilda, St. Agnes, Cornwall, TR5 0AQ

Offers In Region Of £385,000

Built in 2014 this immaculately presented detached 4 bedroom modern home occupies an enviable position on this popular development and really must be seen to be appreciated. 4 bedrooms with master en suite, family bathroom, cloaks/wc, stunning kitchen/diner with integrated appliances, dual aspect lounge, garage, private garden and many extras. EPC 83



Property Description

This recently constructed and immaculately presented detached four bedroom home occupies a lovely position on the periphery of the development and enjoys an extremely private garden to the rear and overlooks an extensive green area to the front.

The property purchased from new by our current vendors included an extensive range of extras and the quality of presentation and accommodation can only be appreciated by a viewing inside.

Having Flogas central heating and double glazing this modern home is economical to run and the beautifully presented accommodation is immediately apparent by the wide tiled reception hallway with the tiled flooring continuing through the dining area, beautifully appointed kitchen and into the utility room. The kitchen has an extensive range of integrated appliances and there is a delightful dual aspect lounge with double doors opening onto the rear patio.

To the first floor there are fully tiled ensuite shower room and bathroom and all four bedrooms are beautifully presented throughout. To the left of the property is a parking space and the attached garage which has a pitched roof, newly fitted electric door and personnel door which leads into the enclosed rear garden.

The garden comprises an extensive patio area, section of artificial turf and rear raised shrub border.





LOCATION

Situated on the south western outskirts of St Agnes the heart of the village is approximately a 1/4 of a mile walk and offers an extensive range of facilities with a variety of shops, restaurants, as well as local primary school, doctors and dentists. The wonderful North Cornish coastline is easily accessible and the National Trust cove at Chapel Porth is approximately 1.5 miles distance and Trevaunance Cove approximately 1 mile distance. The cathedral city of Truro is 8 miles away and includes a mainline rail link through to London Paddington and the north.



ACCOMMODATION

RECEPTION HALLWAY

10' 1" x 6' 1" (3.08m x 1.86m) With understairs storage cupboard. Glazed doors leading to the kitchen and sitting room. Attractive tiled flooring which flows through into the kitchen and utility area. Stairs to first floor with useful storage cupboard below. Downlighters.

WC

Half tiled with low level wc and pedestal wash hand basin.



LOUNGE

19' 11" x 11' 4" (6.08m x 3.46m) A delightful dual aspect room with contemporary electric fire with marble style surround and hearth. French double doors leading out to the rear.

KITCHEN/DINING ROOM

19' 11" x 11' 9" (6.08m x 3.60m) This wonderful room has an extensive range of high gloss fronted modern units with Caesarstone work surfaces, under mounted 1 1/2 basin sink unit. Integrated appliances include dishwasher, fridge/freezer, double oven, 5 ring gas hob and stainless steel and glass hood over.

Skirting lighting. Under unit lighting. Tiled flooring flows through to:-

UTILITY ROOM

6' 7" x 4' 3" (2.02m x 1.3m) With matching units to the kitchen, again having Caesarstone work surface, under mounted sink unit, base and wall cupboards and cupboard housing the gas boiler. Door to rear.

FIRST FLOOR LANDING

Shelved airing cupboard. Access to roof space. Downlighters.

BEDROOM 1

11' 6" x 11' 3" (3.53m x 3.43m)

ENSUITE

6' 5" x 5' 0" (1.97m x 1.53m) This fully tiled room contains a large shower cubicle with rainwater style chrome shower head, wc, pedestal wash hand basin and chrome heated towel rail.

BEDROOM 2

12' 0" x 9' 8" (3.66m x 2.96m) this measurement includes the mirror fronted wardrobes.

BEDROOM 3

9' 10" x 10' 0" (3.0m x 3.06m)

BEDROOM 4

10' 5" x 8' 3" (3.20m x 2.54m)

OUTSIDE

To the front is a low walled boundary with path to the front door. To the left hand side is a parking/drive space leading to:-

SINGLE GARAGE

With electric up and over door. Personnel door leads to the rear garden. The pitched roof has partial boarding for storage.

REAR GARDEN

Enjoying an excellent degree of privacy, the garden is predominantly paved with a large patio section and the remainder being laid to artificial turf with a raised shrub border. Electric awning. Outside power point.

DIRECTIONS

As you leave St Agnes towards Truro and then bear left at the mini roundabout at the end of Vicarage Road continue past the entrance to Middlelegates and as you go around the corner go past the entrance to Miners Way and turn next left into the Taylor Wimpey Development. Continue down the main road and at the far end turn right into Park Matilda, follow the road around the green and the property will be found towards the far end on the right hand side.





