



- Detached House
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom

2 The Sycamores, Middleway, St. Blazey, Par, PL24 2JH

£240,000

Boasting a quiet tucked away location, this modern detached three bedroom family home is well presented with double glazing and gas fired central heating. The internal accommodation briefly comprises: Entrance hallway, separate w/c, living room with access to the kitchen/dining, master bedroom with en-suite shower room, family bathroom.



Property Description

DESCRIPTION

Boasting a quiet tucked away location, this modern detached three bedroom family home is well presented with double glazing and gas fired central heating. The internal accommodation briefly comprises: Entrance hallway, separate w/c, living room with access to the kitchen/dining room with breakfast bar, integrated oven, hob and hood and doors leading from the dining area to the rear garden. To the first floor the master bedroom benefits from an en-suite shower room, in addition to two further bedroom there is also the well appointed bathroom which has a free standing bath and attractive complementary tiling. Externally there is hard standing parking for three cars to the front of the property and timber shed. The rear garden is enclosed by timber fencing and has been paved and landscaped for ease of maintenance.

LOCATION

Middleway is an extremely popular village being within easy access to the large sandy beach at Par where there is also has a doctors, supermarket, hairdressers, library, chemist, post office, general stores, public houses and mainline railway station as well as schooling facilities. Also within short motoring distance are many picturesque villages and harbours which include Fowey, Charlestown and Mevagissey.

ENTRANCE HALLWAY

Radiator, stairs to first floor, under stairs storage cupboard.

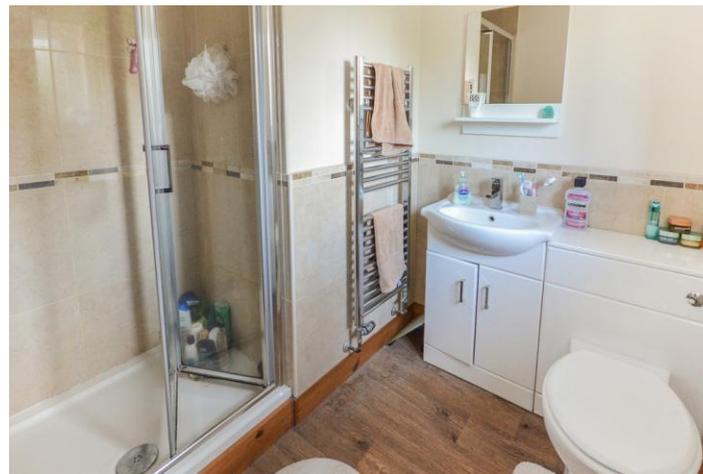
CLOAKROOM

Low level w/c, wash hand basin, radiator, obscure double glazed window to front elevation.

LIVING ROOM

10' 10" x 17' 4" (3.32m x 5.30m) Double glazed window to the front elevation, two radiators, TV point.





KITCHEN/DINER

16' 11" x 10' 0" (5.18m x 3.05m) Fitted with a range base and wall units, breakfast bar area, wooden worktop incorporating stainless steel sink unit, integrated appliances which include electric oven, hob and hood, space for fridge freezer, double glazed window to rear elevation and double glazed doors to rear garden.

FIRST FLOOR LANDING

Double glazed window to side elevation, airing cupboard, loft access.



MASTER BEDROOM

11' 1" x 10' 5" (3.40m x 3.20m) Radiator, double glazed window to front elevation, access to en-suite.

ENSUITE SHOWER ROOM

Suite comprising: low level w/c, shower cubicle, wash hand basin, heated towel rail, obscure double glazed window to front elevation.

BEDROOM

10' 0" x 9' 8" (3.05m x 2.97m) Radiator, double glazed window.



BEDROOM

10' 2" x 6' 11" (3.12m x 2.13m) Double glazed window, radiator.

BATHROOM

Well appointed bathroom suite, free standing roll top bath, low level w/c, wash hand basin, heated towel rail, obscure double glazed window to side elevation.

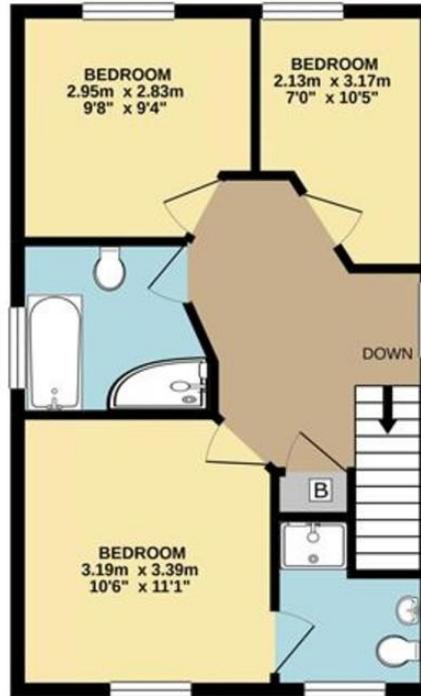
OUTSIDE & PARKING

Hard standing parking for the three vehicles, timber shed, gated access to neighbouring property.

GROUND FLOOR
46.6 sq.m. (502 sq.ft.) approx.



1ST FLOOR
42.5 sq.m. (457 sq.ft.) approx.

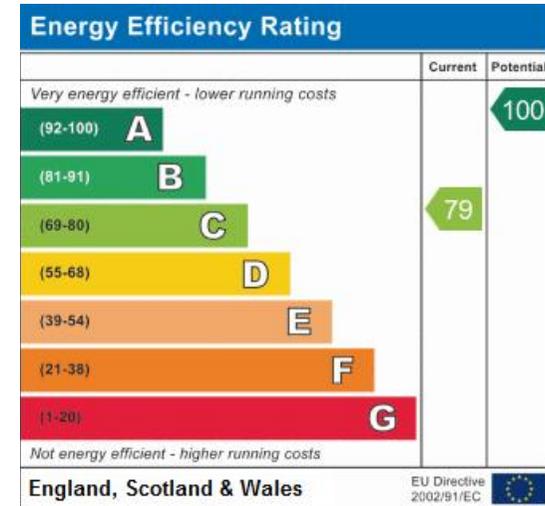


TOTAL FLOOR AREA : 89.1 sq.m. (959 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

REAR GARDEN

Enclosed private rear garden which is paved and landscaped for ease of maintenance.



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