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# 17 GRENVILLE MEADOWS LOSTWITHIEL, PL22 0JS

A SUPERBLY PRESENTED DETACHED THREE BEDROOM HOME SITUATED IN AN EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION WITH GARAGE, DRIVEWAY PARKING AND COUNTYRYSIDE VIEWS TO THE REAR.

- HALL • SITTING ROOM • KITCHEN/DINING ROOM • CLOAKROOM • CONSERVATORY • THREE BEDROOMS ONE WITH ENSUITE • BATHROOM • GARAGE •
- DOUBLE GLAZING • GAS CENTRAL HEATING • GARDENS •



**PRICE: £ 375,000**

17 Grenville Meadows is a detached three bedroom home situated in a sought after residential location. The property was built by the highly regarded Rosemullion Homes and is constructed to the highest of standards. The property boasts double glazed windows and gas fired central heating and good quality fittings throughout.

Lostwithiel town centre is close at hand and offers a range of shopping facilities that cater for day to day needs. There is a mainline railway station with a regular service to London Paddington. The river Fowey leads to the south Cornish coast with its beautiful clifftop walks and sandy beaches.

**INTERNAL VIEWING IS CONSIDERED ESSENTIAL TO APPRECIATE THE PROPERTY FULLY.**

**THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:**

**ARCHED PORCH:**

**FRONT DOOR TO:**

**ENTRANCE HALL:** Quarry tiled floor, central heating radiator, stairs to first floor. Door to:



**CLOAKROOM:** Low level WC, wash handbasin, part wood panelled, quarry tiled floor, extractor fan.

**FROM THE HALL DOUBLE DOORS LEAD TO THE:**

**SITTING ROOM:** 18' x 11'4. Two central heating radiators, feature cast iron fireplace with living flame gas fire, UPVC french doors to outside.



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**KITCHEN/DINING ROOM:** 18' x 11'2 narrowing to 8'9. Comprehensive range of built in units comprising one and a half bowl sink with cupboards under, work surfaces with cupboards and drawers, eye level cupboards, built in double oven, hob and extractor fan, integrated dishwasher, part tiled walls, spotlights, tiled floor, central heating radiator. Door from dining area to hall. French doors to:



**UPVC CONSERVATORY:** 11'7 x 8'3'. Outlook over rear garden. Tiled floor, integral door to garage, french doors to outside patio.



**ON THE FIRST FLOOR STAIRS TO:**

**CENTRAL GALLERIED LANDING:** Built in cupboard, loft access. Door to:

**BEDROOM ONE:** 11' x 9'. Central heating radiator. Door to:



**EN SUITE BATHROOM:** Panelled bath, wash handbasin, low level WC, shaver light, velux window, cupboard with hot water storage cylinder, radiator.

**BEDROOM TWO:** 11'3 x 10'5. Central heating radiator.



**BEDROOM THREE:** 11'1 x 7'1. Central heating radiator.

**BATHROOM:** Suite comprising panelled bath, wash handbasin, low level WC, tiled floor, spotlights, shower attachment, central heating radiator.



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