



ANDREW
EXELBY
ESTATE AGENTS

Gews Farm Way, St Just TR19

Guide Price £445,000

3 1 1



DESCRIPTION

Upon a private road in a select development of detached houses only built in 2016, is this wonderfully positioned 3 bedroom home that is ready to move in to.

Across a block-paved driveway to the front door, you enter the spacious entrance vestibule with built-in, high-level shelving and space for some seating. Off the adjacent hallway, is the large, modern kitchen/diner with all appliances integrated for a slick, contemporary finish complete with granite worktops.

Also accessed off the hallway, or off the spacious kitchen/diner is the large sitting room with double glazed French doors at the leading out to the rear garden which is fully enclosed. The property is heated via an air source heat pump and underfloor heating. There is a downstairs WC for added convenience.

Heading up the double-height stairwell, punctuated with windows enjoying the wide open views across fields at the rear, there are three double bedrooms and a large family bathroom. The master bedroom has fitted wardrobes, and plenty of space, while the second double bedroom comfortably accommodates a kingsize bed again with space for additional furniture.

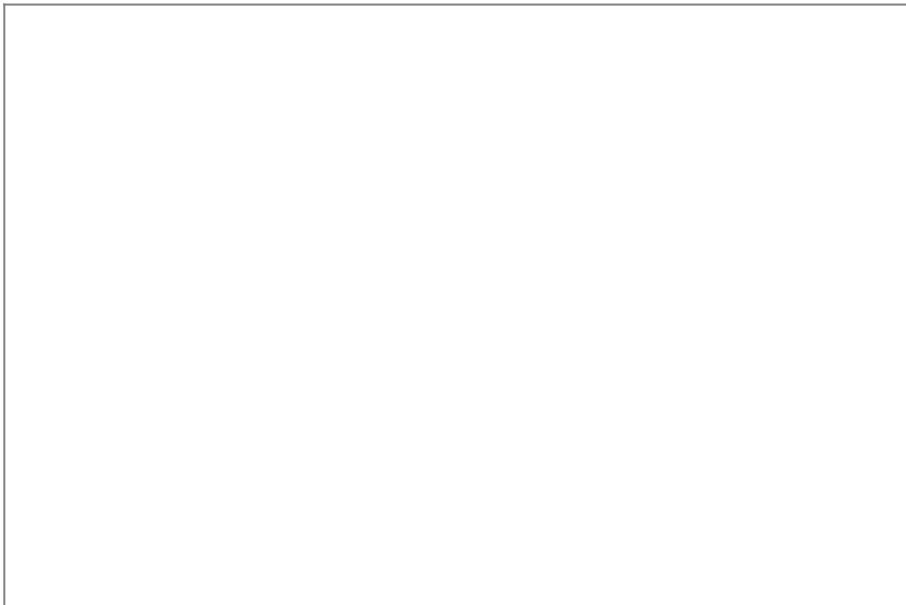
The third bedroom is a small double, but enjoys some very pleasant views towards St Just church. The large bathroom, much like the kitchen, is very smart and modern, offering a bath and separate shower enclosure as well as impressive views to the rear.

At the front of the property is a wildflower garden that is splendid in Spring and Summer: packed with native flowers and species that thrive in this climate. In the front garden is a pond, and around the front of the property runs a paved pathway leading you around to the rear. The rear garden is fully enclosed and is lawned with a storage shed at one end.

LOCATION

St Just is a very popular town with a thriving community and a varied





- MODERN DETACHED THREE DOUBLE BEDROOM HOME
- EXCELLENTLY PRESENTED/ MOVE IN READY
- AIR SOURCE HEAT PUMP INSTALLED
- DRIVEWAY PARKING FOR THREE/FOUR VEHICLES
- FRONT AND REAR GARDENS TO INCLUDE A POND
- EXPANSIVE VIEWS TO THE REAR
- UNDERFLOOR HEATING
- SHORT WALK INTO ST JUST TOWN CENTRE
- EPC RATING - C / COUNCIL TAX BAND - C

