

Hill Park Crescent, St. Austell, Cornwall

Asking Price: £475,000

STRATTON CREBER













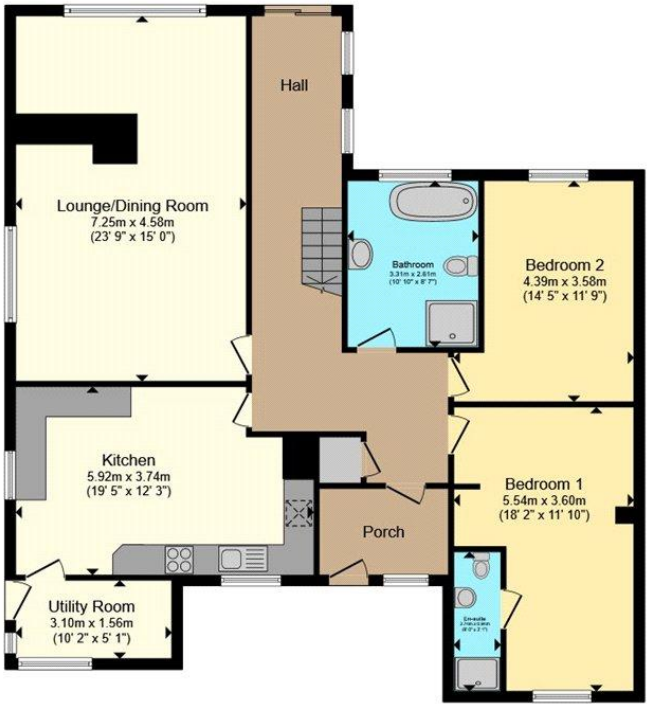
Set within one of St Austell’s most desirable and well-established crescents, this deceptively spacious and highly adaptable dormer bungalow offers generous accommodation, excellent parking, and attractive garden spaces, making it a standout home in a prestigious residential setting.

The property is approached via an entrance porch which opens into a welcoming central hallway. From here, the layout flows naturally through the home, incorporating a bright sun room area with doors opening directly onto the garden, creating a strong connection between indoor and outdoor living. The lounge and dining areas are well proportioned and enjoy a dual-aspect layout, centred around a double-sided wood burner that adds both warmth and character. The kitchen/breakfast room is modern and practical, complemented by a separate utility porch which provides additional space for appliances and day-to-day functionality.

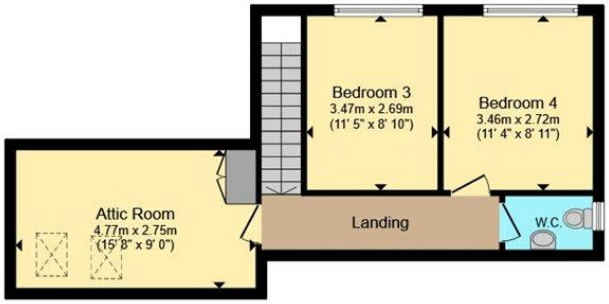
The ground floor accommodation is particularly flexible, offering two bedrooms, including a generous principal bedroom with its own en-suite and dressing area, alongside a spacious family bathroom. This layout makes the property ideal for those seeking ground-floor living while still benefiting from further accommodation upstairs.



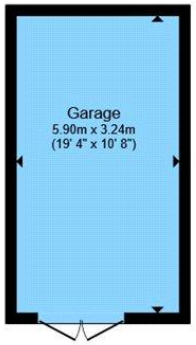




Ground Floor



First Floor



Garage

Total floor area 193.6 m² (2,084 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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