



Sunnyvale Meadow, Portreath, TR16 4LW
£725,000

goundrys
SALES

- Four Double Bedrooms
- Two Ensuites
- Integral Garage
- Exclusive development

Situated within this exclusive development, this contemporary detached home has accommodation arranged over three levels and has been finished to a high specification.

The entrance hallway provides access to the fitted kitchen which is fitted with a range of gloss base and wall units, granite worktop with inset sink unit, integrated electric hob with hood above and double oven, dishwasher, fridge freezer and access through to the dining area with doors opening out to the garden, also situated to the grand floor is the utility room, cloak room and integral door to the garage.

The wooden staircase rises to the first floor with access to the living room with balcony with village views, there is also a most useful snug which one could use as a home office. Also located on the first floor is a double bedroom with en-suite shower room.

The second floor boasts a generous master bedroom with en-suite shower room, well appointed family bathroom and two further bedrooms both with built in wardrobes. Externally the sunny gardens are predominantly laid to lawn with mixture of shrubs and trees, paved seating area, and to the rear is a paved area and timber shed. To the front of the garage there is paved parking for two vehicles.

The development also has the benefit of an additional green area opposite the property which is for residents only.





INFORMATION / MATERIAL FACTS

Council Tax Band F

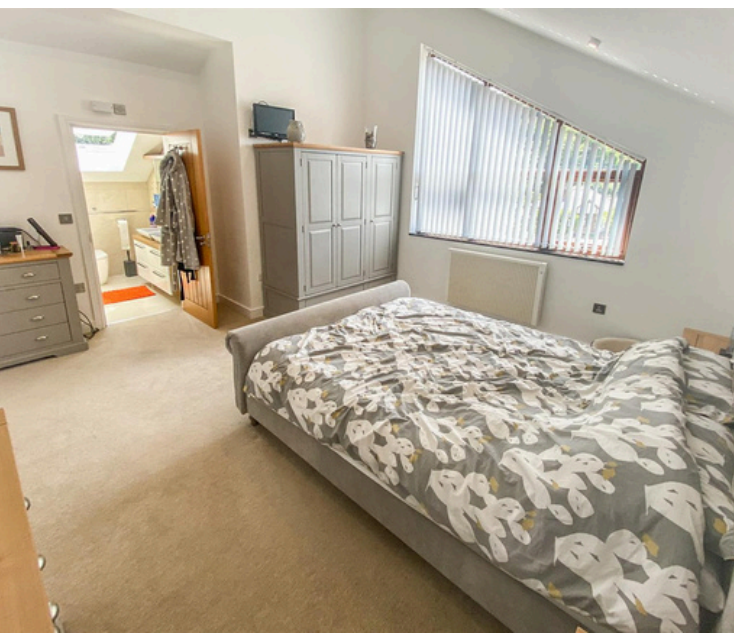
Mains Water

Tenure - Freehold

Broadband : Standard or Ultrafast - 8mbps to
49mbps download speeds (Source :
checker.ofcom.org.uk)

LOCATION

The picturesque harbour of Portreath offers a wonderful sandy beach for families and water sports enthusiasts. The village has a range of shops, cafe's, pubs, church, primary school, pre-school, and a restaurant.





ENTRANCE HALLWAY

5.99m x 1.32m

KITCHEN

2.34m x 3.64m

DINING ROOM

2.64m x 5.07m

UTILITY ROOM

2.63m x 1.64m

CLOAKROOM

2.62m x 0.89m

FIRST FLOOR LANDING

LIVING ROOM

4.50m x 3.82m

+ 7'9" 2.37 x 13'10" 4.22

SNUG

2.74m x 3.20m

BEDROOM

2.72m x 3.91m

EN SUITE SHOWER ROOM

2.80m x 1.26m

MASTER BEDROOM

4.03m x 4.56m

EN SUITE SHOWER ROOM

2.34m x 1.94m

FAMILY BATHROOM

2.42m x 1.83m

BEDROOM

2.86m x 2.76m

BEDROOM

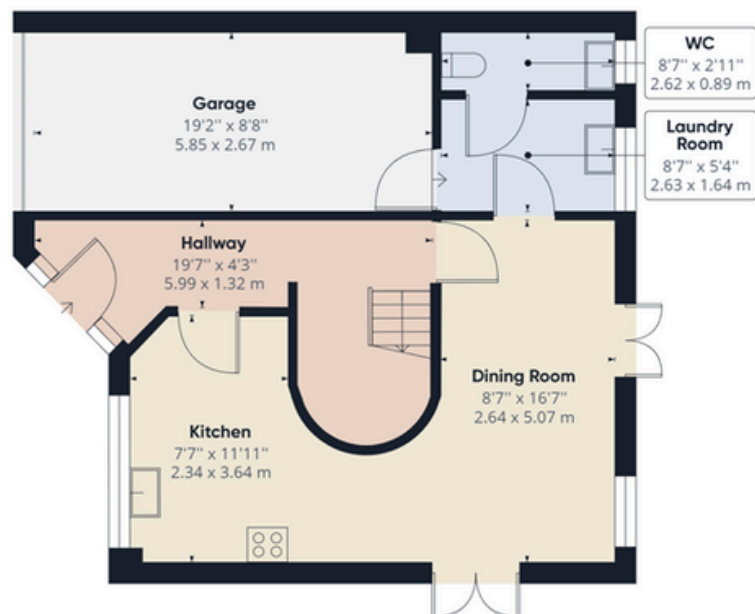
2.75m x 4.08m



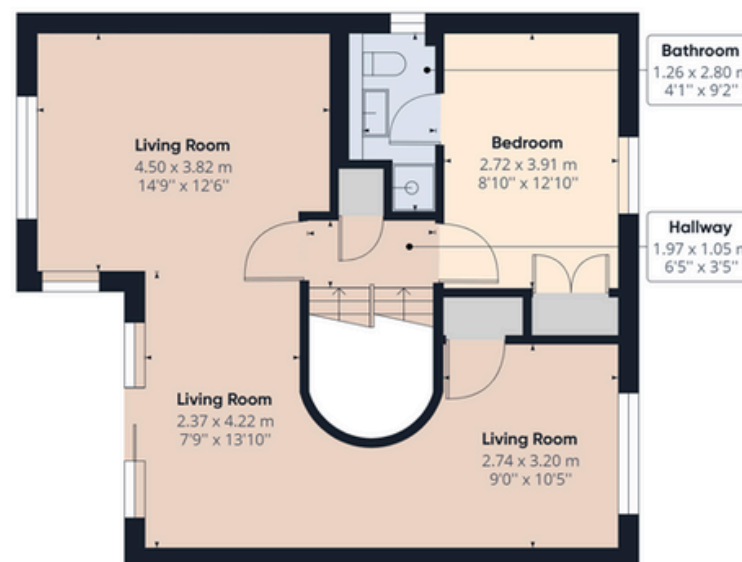
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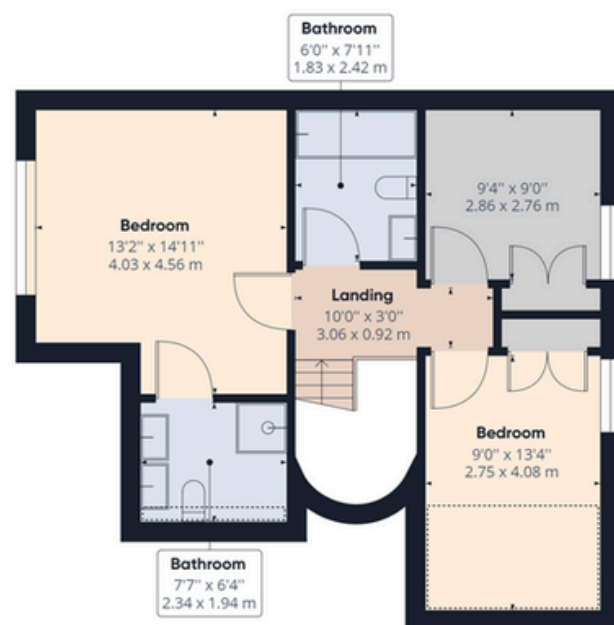
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1899.15 ft²

176.44 m²

Reduced headroom

54.51 ft²

5.06 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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