



5 River Valley View, Ludgvan,
Crowlas, Penzance, TR20 8FL









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GUIDE PRICE £540,000 FREEHOLD

Lovely open views across the valley and beyond from this extremely well presented newly built four bedroom detached family home located in a prime, semi-rural location on the outskirts of the villages of Crowlas and Ludgvan being one of 10 individual houses having been built to a high standard which really needs viewing to appreciate to the full.

*** FOUR BEDROOMS * GAS CENTRAL HEATING**

*** DOUBLE GLAZING * 10 YEAR ARCHITECTS CERTIFICATE**

*** 2 YEARS BUILDING WARRANTY * WELL EQUIPPED KITCHEN**

*** FAMILY ROOM * ENSUITE SHOWER ROOM TO BEDROOM TWO * FAMILY BATHROOM**

*** SPACIOUS LIVING ROOM WITH BALCONY TAKING FULL ADVANTAGE OF THE VIEWS ACROSS THE VALLEY ***

*** FULL LENGTH MASTER BEDROOM WHICH COULD EASILY BE SPLIT IN TWO**

*** PARKING FOR TWO/THREE CARS * GARDEN LAID TO PATIO**

*** OPEN OUTLOOK * SOUGHT AFTER RIVERSIDE LOCATION ***

*** HIGH SPECIFICATION * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED**

*** EPC = B * COUNCIL TAX BAND = D (EXPECTED)**

The property would make an ideal family home which has versatile accommodation over three floors, the top floor being 36' 9" x 16' 6" with UPVC double glazed windows overlooking the valley, this room could easily be divided into two creating another bedroom if so required. 5 River Valley View is a good example of a new home located in a sought after location, positioned in such a way to take full advantage of the views across the valley. A particularly attractive feature is the balcony off of the living room and there is an enclosed garden and parking for two/three cars. Due to the popularity of new properties at the present time, we would highly recommend an early appointment.

ENTRANCE HALL: Under stairs area, radiator.

CLOAKROOM: White suite comprising pedestal wash hand basin, low level w.c., UPVC double glazed window, wall mounted boiler, radiator.

LIVING ROOM: 19' 7" x 14' 9" (5.97m x 4.5m)

Lovely open views across the valley and beyond, sunken spotlights, tv point. Floor to ceiling UPVC double glazed sliding patio doors opening to:

BALCONY: Taking full advantage of the river views across the valley.

THE LIVING ROOM IS OPEN PLAN TO

KITCHEN / FAMILY ROOM: 21' 4" x 11' 6" (6.5m x 3.51m)

Stainless steel inset one and a half bowl sink unit with cupboards below, extensive range of fitted wall and base units, Slab Tech work surfaces with built in drainer, power points, built in double oven, four ringed hob with extractor hood over, integrated double height fridge and freezer, dishwasher, washing machine and tumble dryer, breakfast bar area, sunken spotlights, vinyl click flooring, UPVC double glazed window.

STAIRS FROM ENTRANCE HALL TO:

FIRST FLOOR

BEDROOM ONE: 36' 9" x 16' 6" with restricted headheight in places (11.2m x 5.03m)

UPVC double glazed window with open views across the valley and beyond, tv point, sunken spotlights, radiator.

N.B: This room could easily divide into two further rooms measuring approximately 16' 6" x 15' 3" and 16' 6" x 15' 9" as there is a Velux window to the far end of the room giving natural light.

FROM ENTRANCE HALL, STAIRS DOWN TO

INNER HALLWAY: Under stairs area, UPVC double glazed door to garden.

BEDROOM TWO: 19' 7" x 14' 3" maximum, plus door recess (5.97m x 4.34m) UPVC double glazed windows with open views across the valley and beyond, tv point, two radiators.

ENSUITE SHOWER ROOM: White suite comprising walk in shower cubicle with glazed screen, wash hand basin, low level w.c., towel rail.

BEDROOM THREE: 11' 7" x 9' 4" (3.53m x 2.84m) UPVC double glazed window, tv point, radiator.

BEDROOM FOUR: 11' 2" x 9' 10" narrowing to 7' 10" ((3.4m x 3m - 2.39m) UPVC double glazed window, tv point, radiator.

BATHROOM: White suite comprising panelled bath with shower over and glazed screen, wash hand basin, low level w.c., UPVC double glazed window, towel rail.

OUTSIDE: To the rear of the property there is a garden which is laid to patio with open outlook over the river and surrounding valley, there is a side area with steps leading back to the front of the property with parking for two/three cars.

SERVICES: Mains water, electricity, gas and drainage. Ultrafast fibre optic broadband connection.

DIRECTIONAL NOTE: From Penzance take the A30 towards Hayle, when you approach Crowlas take the first turning left. Continue along this road passing the school then take the next turning right into Blowing House Hill. After 200 yards there is a sharp left hand bend, turn right on this bend into an unmade lane. Follow the road around to the right and continue down which will take you into the development.

AGENTS NOTE: The properties will be sold with a 10 years architects certificate and 2 years building warranty.

N.B: There is a footpath through the private lane down to the properties.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.
