



2 Chifosven, Crowlas, Penzance,
Cornwall, TR20 8ED







2 CHIFOSVEN, CROWLAS, PENZANCE, CORNWALL, TR20 8ED

GUIDE PRICE £450,000 FREEHOLD

*** FOUR BEDROOMS (TWO ENSUITE) * OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM * GARAGE ***

*** GARDEN * PARKING * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** VIEWING HIGHLY RECOMMENDED * EPC = B ***

*** COUNCIL TAX BAND = D * APPROXIMATELY 125 SQUARE METRES ***

Situated in the centre of the conveniently located village of Crowlas is this modern four bedroom semi-detached home. The accommodation on the ground floor comprises a good size entrance hall, cloakroom and a lovely open plan living/kitchen/diner with trifold doors opening onto the back garden. On the first floor there are three bedrooms, one with an ensuite and another currently used as a dressing room/office with built-in storage, along with a family bathroom. On the second floor, there is a further bedroom suite with space for a lounge area, enjoying an ensuite bathroom. Externally there is parking for multiple vehicles to the rear of the property along with a garage and a good size garden to the front. An early viewing is highly recommended to fully appreciate the property and it's location.

UPVC DOOR WITH DOUBLE GLAZED INSET OPENING TO:

HALLWAY: Quickstep flooring, radiator, cupboard with wall mounted combination boiler and plumbing for washing machine and tumble dryer, stairs rising with further cupboard under. Door to:

CLOAKROOM: Low level w.c. with concealed cistern, sink unit with mixer tap and cupboard under.

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 19' 7" x 17' 10" (5.97m x 5.44m)

LIVING AREA: Corner wood burner set on slate hearth with tiled wall behind, radiator, tri fold doors opening to the garden.

KITCHEN / DINING AREA: Range of base and wall mounted units with wood work surface over and inset one and a half bowl single drainer sink unit with mixer tap and drainer, inset spotlights and under cupboard lighting, five ring electric induction hob with extractor over and glass splashback, wall mounted oven, built in dishwasher, island with range of drawers and cupboards, double glazed window to the rear, radiator.

FIRST FLOOR

LANDING: Radiator, built in cupboard, window to the rear, stairs rising.

BEDROOM TWO: 13' 8" x 11' 6" including ensuite (4.17m x 3.51m) Double glazed double doors opening onto Juliette balcony overlooking the garden, radiator. Door to:

ENSUITE: Tiled shower cubicle with mains shower and glazed screen, low level w.c. with concealed cistern, pedestal wash hand basin, heated towel rail, extractor fan.

BEDROOM THREE: 12' 10" x 8' 5" (3.91m x 2.57m) Double glazed window to the rear, radiator.

BEDROOM FOUR: 13' 9" x 5' 8" up to wardrobes (4.19m x 1.73m) Range of built in wardrobes and storage cupboards with solid oak doors, window to the front overlooking garden, radiator. The owners currently use this as a dressing room / office.

BATHROOM: Low level w.c. with concealed cistern, wall mounted wash hand basin with mixer tap, panelled bath with hot and cold taps and shower over with glazed screen, Quickstep flooring, heated towel rail, extractor fan.

SECOND FLOOR: Door to:

MAIN BEDROOM SUITE: 19' 7" narrowing to 9' 5" x 18' 6" (5.97m - 2.87m x 5.64m) Three Velux windows to the front, inset spotlights, storage into the eaves, two radiators, exposed ceiling beam. Door to:

ENSUITE: 6' 6" x 6' 6" (1.98m x 1.98m) Freestanding bath with wall mounted mixer tap, low level w.c. with concealed cistern, sink unit with mixer tap and cupboard below, heated towel rail, extractor fan.

OUTSIDE: The property is approached over a driveway which is shared with one other property, offering parking for two vehicles with electric car charging point, double power socket and outside tap.

GARAGE: 15' 4" x 8' 4" (4.67m x 2.54m) Electric up and over door, power and light.

There is access to the side of the property with area for bin storage and a gate leading to the front garden which is laid to decking and lawn

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: Entering Crowlas from Penzance, as you reach the crossroads turn left and the entrance to Chifosven is immediately on your left hand side.

AGENTS NOTE: We checked the phone signal with EE which was adequate. The property is constructed of block under a tiled roof. The property is constructed of block under a tiled roof.

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.
