



Que Sera, Back Lane, Crowlas
Penzance, Cornwall, TR20 8EP







QUE SERA, BACK LANE, CROWLAS PENZANCE, CORNWALL, TR20 8EP

GUIDE PRICE £385,000 FREEHOLD

- * THREE BEDROOMS * LIVING ROOM * KITCHEN/DINING ROOM ***
- * CLOAKROOM * FIRST FLOOR BATHROOM * UPVC DOUBLE GLAZING ***
- * GAS CENTRAL HEATING * OAK DOORS THROUGHOUT * IDEAL FAMILY HOME ***
- * LAWNED GARDENS TO FRONT AND REAR * PLANNING FOR EXTENSION TO THE REAR ***
- * GARAGE AND PARKING SPACE CLOSE BY * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = C * COUNCIL TAX BAND = C ***
- * APPROXIMATELY 76 SQUARE METRES ***

An extremely well presented three bedroom detached house, built approximately 12 years ago to a high specification, therefore offered for sale in good decorative order throughout. The property has spacious accommodation, which would make an ideal family home which has recently obtained planning permission to the rear to provide a further bedroom with en suite shower room and utility room REF: PA23/09501. There are enclosed gardens to both front and rear, along with high hedging which creates a good degree of privacy. Que Sera has had little expense spared in creating a comfortable home, located in a small no through road with easy access to the main A30 and the main town of Penzance which is approximately 3 miles away. A few yards from the property is a garage with folding doors and further parking to the front for a small to medium car. Crowlas is a popular area and we recommend an early appointment.

ENTRANCE VESTIBULE: Engineered oak flooring, double glazed window overlooking the front garden, radiator, glazed oak door to:

ENTRANCE HALL: Engineered oak flooring.

CLOAKROOM: White suite comprising pedestal wash hand basin, low level WC with concealed cistern, radiator.

LIVING ROOM: 17' 9" x 9' 4" (5.41m x 2.84m) Engineered oak flooring, feature panelling to one wall, storage cupboard, UPVC double glazed window overlooking the front garden, sunken spotlights, TV point, radiator, UPVC double glazed patio doors to rear garden.

KITCHEN/DINING ROOM: 17' 9" x 12' 1" narrowing to 7' 6" (5.41m x 3.68m narrowing to 2.29m) Inset one and a half bowl sink unit with cupboards below, extensive range of fitted wall and base units, ample worksurfaces and power points, built in oven, microwave, four ring hob and extractor hood, integrated dishwasher, washing machine and tumble dryer, cupboard housing gas combination central heating boiler, engineered oak flooring, UPVC double glazed windows to front and rear, radiator, UPVC double glazed door to rear garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Radiator.

BEDROOM ONE: 11' 0" x 9' 0" (3.35m x 2.74m) Range of built in wardrobes, UPVC double glazed window, TV point, radiator.

BEDROOM TWO: 9' 4" x 8' 0" (2.84m x 2.44m) Built in wardrobe and cupboard, UPVC double glazed window, TV point, radiator, access to roof space.

BEDROOM THREE: 9' 4" x 6' 3" (2.84m x 1.91m) UPVC double glazed window, TV point, radiator.

BATHROOM: White Laufen suite comprising panelled bath with chrome mixer tap and shower attachment with glazed screen, wash hand basin, low level WC with concealed cistern, built in linen cupboard, fully tiled walls and floor, UPVC double glazed windows, chrome towel rail.

OUTSIDE: Enclosed garden laid to lawn to the rear with raised granite flower border, planning permission to extend the property into the rear garden (REF: PA23/09501) to provide a further bedroom with en suite shower room and utility room. Side access to front garden, laid to lawn, patio area, high fencing which creates a good degree of privacy. Access down the drive to:

GARAGE: 14' 7" x 12' 0" (4.45m x 3.66m) Folding wooden doors, recessed area, further parking to the front of the garage for a small to medium car.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: From Penzance proceed to village of Crowlas, at the crossroads turn left and back lane will be found approximately 50 yards on your right hand side.

AGENTS NOTE: We understand from Openreach website that Super Fast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of timber frame.

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.
