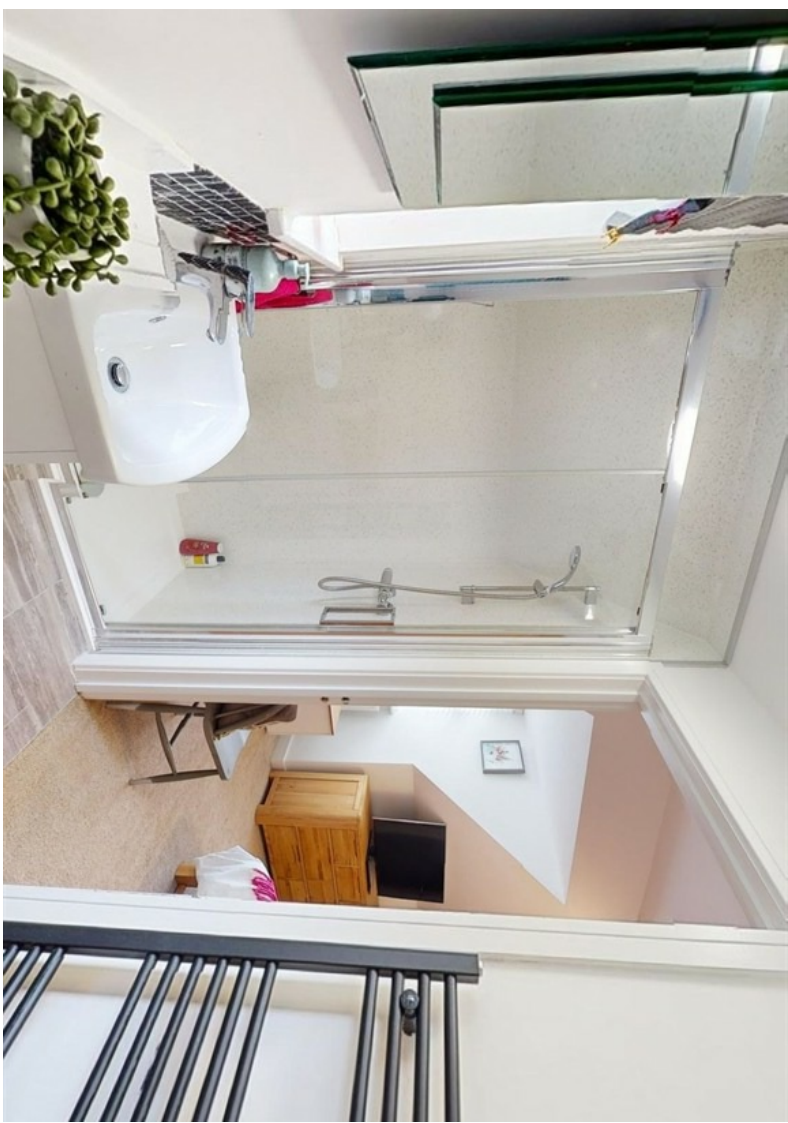




2 Connerton Meadow,
Greenbank, Connor Downs,
Cornwall, TR27 5DA







2 CONNERTON MEADOW, GREENBANK, CONNOR DOWNS, CORNWALL, TR27 5DA

GUIDE PRICE £550,000 FREEHOLD

- * FOUR BEDROOM HOUSE WITH AN ONE BEDROOM ANNEXE ***
- * MAIN BEDROOM WITH ENSUITE * OPEN PLAN LIVING SPACE ***
- * STUDY * OUTBUILDING * PARKING FOR SEVERAL VEHICLES ***
- * LOW MAINTENANCE GARDEN * EPC = B * COUNCIL TAX BAND = E ***
- * APPROXIMATELY 219 SQUARE METRES ***

This beautifully presented four bedroom detached family home offers versatile accommodation with a one bedroom annexe. Within easy reach of the shops and amenities in Connor Downs, including the junior school and within close proximity of the three miles of Golden Sands in Hayle, Godrevy and Gwithian. With parking for several vehicles to the front of the property and an enclosed level garden to the rear, this versatile property offers spacious accommodation that can be adapted to many different needs. Viewing is essential.

UPVC door to:

ENTRANCE PORCH: Windows, tiled floor, double storage cupboard, radiator, telephone point.

RECEPTION HALL: 10' 6" x 10' 3" (3.20m x 3.12m) Smoke alarm, radiator, engineered oak flooring, glass banister.

RECEPTION ROOM: 16' 6" x 9' 9" (5.03m x 2.97m) UPVC double glazed window overlooking the front, aerial point, radiator.

LOUNGE: 16' 6" x 15' 7" (5.03m x 4.75m) Dual aspect UPVC double glazed windows, smoke alarm, radiator, fireplace with inset wood burner and granite hearth, wooden mantle, TV point, radiator.

OPEN PLAN KITCHEN/DINER/SNUG:

DINING ROOM: 16' 10" x 12' 3" (5.13m x 3.73m) UPVC double glazed window, bi-fold patio doors to the garden, radiator, engineered oak flooring, TV point.

KITCHEN: 16' 10" x 12' 7" (5.13m x 3.84m) UPVC double glazed window, range of wall mounted and base cupboards, one and a half bowl ceramic sink and drainer, space for cooker, extractor hood, integrated dishwasher, tiled flooring, space for fridge/freezer, radiator, engineered oak flooring

SHOWER ROOM: 10' 3" x 8' 10" (3.12m x 2.69m) Opaque double glazed window, white suite comprising shower cubicle with glass screen and mains shower, fitted wash hand basin, ceramic sink, low level WC, tiled flooring, radiator, extractor fan.

Stairs from reception hall to:

FIRST FLOOR LANDING: Smoke alarm, radiator, storage cupboard, Velux window, thermostat. Doors to:

BEDROOM ONE: 16' 1" x 10' 10" (4.90m x 3.30m) Double glazed window, TV point, fitted wardrobe.

BEDROOM TWO: 14' 8" x 11' 0" (4.47m x 3.35m) Velux window, radiator, TV point, built in wardrobe.

STUDY/OFFICE: 10' 0" x 4' 0" (3.05m x 1.22m) Velux window, radiator.

BEDROOM THREE: 16' 10" x 10' 3" (5.13m x 3.12m) Built in wardrobe, Velux window, radiator.

BATHROOM: Opaque UPVC double glazed window, shower cubicle with sliding doors and mains shower, vanity wash hand basin with cupboard below, low level WC, column radiator, mirrored cupboard, panelled bath, extractor fan.

BEDROOM FOUR: 18' 3" x 13' 6" (5.56m x 4.11m) Built in wardrobe, TV point, radiator.

EN SUITE SHOWER ROOM: Opaque UPVC double glazed window , shower cubicle with sliding doors and mains shower, vanity wash hand basin, low level WC, tiled floor, column radiator.

ANNEXE: Storage cupboard housing water tank and Worcester gas combi boiler.

KITCHEN: 16' 10" x 5' 6" (5.13m x 1.68m) Stable UPVC door, range of fitted wall and base units, stainless steel sink and drainer, space for undercounter fridge/freezer, inset Lamona 2 ring hob, extractor fan, column radiator.

OPEN PLAN BEDROOM/LIVING ROOM: 19' 10" x 12' 11" (6.05m x 3.94m) Two UPVC double glazed windows, two radiators, TV point, fitted wardrobe.

EN SUITE SHOWER ROOM: White suite comprising of shower cubicle with glass sliding door, mains shower, vanity wash hand basin with cupboards below, low level WC, tiled floor, extractor fan, column radiator.

OUTSIDE:

OUTBUILDING: 16' 10" x 5' 6" (5.13m x 1.68m) Double glazed door, worktop with storage under, plumbing for washing machine, power and light.

To the front of the property there is a brick paved driveway with parking for several vehicles. To the rear is an easy to maintain patio, landscaped garden, artificial grass, storage shed, outside socket, access to the side. To the front there are two wood stores and two outside taps.

SERVICES: Mains electricity, water, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. The property is constructed of block under a tiled roof. We checked the phone signal with EE which was adequate.

DIRECTIONS: Via "What3Words" app: [///ruling.grounding.vanish](https://www.what3words.com/ruling.grounding.vanish)

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.

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01736 360203

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