



Nantrellew, The Field, Nancledra,  
Cornwall, TR20 8NB







**NANTRELLEW, THE FIELD, NANCLEDRA, CORNWALL, TR20 8NB**

**GUIDE PRICE £425,000 FREEHOLD**

- \* **THREE DOUBLE BEDROOMS \* EN SUITE SHOWER ROOM \* FAMILY BATHROOM \***
- \* **LOUNGE \* LARGE KITCHEN/DINING ROOM \* FRONT AND REAR GARDENS \***
- \* **OFF STREET PARKING FOR SEVERAL VEHICLES \* POPULAR VILLAGE LOCATION \***
- \* **VIEWING HIGHLY RECOMMENDED \* EPC = A \* COUNCIL TAX BAND = C \***
- \* **APPROXIMATELY 89 SQUARE METRES \***

A beautifully presented detached, three bedroom bungalow, situated within the popular semi-rural village of Nancledra, between the towns of Penzance and St Ives, and within the catchment area of Nancledra junior school. The accommodation comprises of three double bedrooms, one of which is en suite, bathroom with separate shower cubicle, lounge and large kitchen/diner. There is a driveway with parking for several vehicles with two further parking spaces adjacent to the property. The gardens are mainly laid to lawn to the front. To the rear there is a patio with shed, aluminium greenhouse and summer house, all backing onto open farmland. The property enjoys rural views towards farmland in the distance from all front facing windows and a viewing is highly recommended.

Half glazed front door into:

**INNER LOBBY:** Tiled floor, UPVC glazed inner door to:

**HALLWAY:** Smoke alarm, loft hatch with pull down ladder (partially boarded and insulated), broadband point, door into:

**LIVING ROOM:** 13' 10" x 12' 8" (4.22m x 3.86m) UPVC bay window to front with views over the front garden towards open countryside, laminate wood floor, thermostat, underfloor heating.

**KITCHEN/DINER:** 27' 6" x 8' 4" (8.38m x 2.54m) With a range of modern wall and base level units, five ring electric hob, space for range oven with extractor fan over, integrated fridge/freezer, dishwasher and washing machine, one and a half bowl sink, two skylights, double glazed window to the rear.

**DINING AREA:** Double glazed window to the front, underfloor heating, laminate wood floor.

From the main hallway door to:

**BEDROOM ONE:** 13' 11" x 11' 1" (4.24m x 3.38m) UPVC double glazed window to rear, door to:

**EN-SUITE:** Shower cubicle with mains shower, vanity wash hand basin, low level WC, extractor fan.

**BEDROOM TWO:** 12' 0" x 9' 9" (3.66m x 2.97m) UPVC picture window to front with views across open countryside, built in wardrobes.

**BEDROOM THREE:** 12' 1" x 9' 5" (3.68m x 2.87m) UPVC window to rear overlooking garden.

**BATHROOM:** 8' 0" x 7' 2" (2.44m x 2.18m) Double glazed window, large corner shower cubicle with mains shower, bath with mixer tap shower, pedestal wash hand basin, low level WC, electric towel radiator.

**OUTSIDE:** The property is approached over a driveway with parking for two cars, slate patio terrace with views over the village towards the open countryside. The front garden is laid to lawn with well tended shrubs and plants, further access to two car parking spaces, electric socket, gated access around the bungalow. To the rear, beautiful sunny tiered garden with patio area, wooden storage shed, greenhouse, summer house, further areas laid to lawn with shrubs, plants and outside tap.

**SERVICES:** Mains water, electricity and private drainage.

**DIRECTIONS:** Via "What3Words" app: [///luggage.worthy.tabloid](https://www.what3words.com/#!/luggage.worthy.tabloid)

**AGENTS NOTE:** We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of block under a concrete tiled roof. We checked the phone signal with EE which was poor.

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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