



Skilliwidden, Alexandra Road,
St. Ives, Cornwall, TR26 1ER







SKILLIWIDDEN, ALEXANDRA ROAD, ST. IVES, CORNWALL, TR26 1ER

GUIDE PRICE £760,000 FREEHOLD

- * FOUR BEDROOM HOUSE WITH ONE BEDROOM ANNEXE *
- * MAIN HOUSE * LIVING ROOM * SEPARATE DINING ROOM *
- * KITCHEN * UTILITY ROOM * GROUND FLOOR CLOAKROOM *
- * FIRST FLOOR BATHROOM * SOME SEA VIEWS *
- * ANNEXE * BEDROOM WITH ENSUITE SHOWER ROOM * KITCHEN *
- * LIVING / DINING ROOM * CLOAKROOM * GARDENS * AMPLE PARKING *
- * VIEWING HIGHLY RECOMMENDED * EPC = C * COUNCIL TAX BANDS = E & A *
- * APPROXIMATELY 264 SQUARE METRES *

Situated on the outskirts of St Ives town is this nicely presented four bedroom detached house with a one bedroom annexe. The accommodation comprises a large entrance hall, lounge, dining room, kitchen, utility and cloakroom on the ground floor. On the first floor the main bedroom enjoys sea views with an ensuite shower room, office and walk in wardrobe, with three further bedrooms and a family bathroom completing the main house. The annexe is also on the ground floor, consisting of a good size bedroom with an ensuite shower room, kitchen, lounge/dining room and a cloakroom. Externally, to the rear the garden is laid to lawn and slab with vegetable beds, greenhouse and a workshop which is 9 metres long. To the front there is a large brick paved driveway with ample parking access via an electric gate. Due to the versatility and location of this property, we would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR AND SIDE PANELS TO:

ENTRANCE PORCH: 6' 10" x 5' 1" (2.08m x 1.55m) With glazed door into annexe. Glass bricks and glazed door opening to:

ENTRANCE HALL: 13' 2" x 10' 0" (4.01m x 3.05m) Range of fitted cupboards, thermostat, alarm controls, stairs rising to first floor, radiator, door to annexe.

KITCHEN: 11' 4" x 11' 0" (3.45m x 3.35m) Range of built in base and wall mounted units with granite work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for dishwasher, integral Neff double oven and grill, four ring Neff electric hob with extractor hood over, space for American style fridge freezer, UPVC double glazed window to the front.

UTILITY ROOM: 8' 8" x 7' 3" plus boiler recess (2.64m x 2.21m) Fitted base and wall mounted units, space and plumbing for washing machine, stainless steel single bowl sink unit with mixer tap and drainer, new wall mounted Worcester Bosch boiler, electric box, UPVC double glazed window and door to the side.

CLOAKROOM: Low level w.c., wash hand basin with cupboard under and tiled splashback, heated towel rail, UPVC double glazed window to the side, extractor fan.

DINING ROOM: 13' 7" x 13' 2" (4.14m x 4.01m) UPVC double glazed windows to the side and corner, sunken spotlights, radiator.

LIVING ROOM: 18' 3" x 16' 4" (5.56m x 4.98m) UPVC double glazed sliding doors to the rear garden, two double glazed windows to the side, inset wood burner with stone hearth and storage recess to one side, sunken spotlights, radiator.

FIRST FLOOR

LANDING: A good size area with space for desk/storage, Velux window, built in storage cupboard, radiator.

BEDROOM ONE: 15' 9" x 11' 5" (4.80m x 3.48m) UPVC double glazed window to the front with sea views over St Ives Bay to Godrevy and beyond, range of built in wardrobes, radiator.

ENSUITE SHOWER ROOM: 9' 4" x 4' 11" (2.84m x 1.50m) Mains corner shower unit, wash hand basin with storage and a mirror cabinet over, low level w.c. with concealed cistern, heated towel rail, window to the side.

OFFICE: 7' 3" x 6' 6" (2.21m x 1.98m) UPVC double glazed window to the front with some sea views, phone and broadband point, radiator.

WALK IN WARDROBE: With a range of shelving and hanging space, access to loft space, radiator.

FAMILY BATHROOM: 9' 4" x 6' 1" (2.84m x 1.85m) UPVC double glazed window to the side, corner shower unit with wall mounted electric shower, panelled bath with mixer tap, pedestal wash hand basin, low level w.c. with concealed cistern, heated towel rail, extractor fan.

BEDROOM TWO: 16' 4" x 8' 10" maximum (4.98m x 2.69m) UPVC double glazed window to the rear overlooking gardens, built in cupboard, access to the loft, radiator.

BEDROOM THREE: 9' 9" x 9' 9" plus door recess and cupboard (2.97m x 2.97m) UPVC double glazed windows to the corner, built in cupboard, radiator.

BEDROOM FOUR: 12' 9" x 9' 0" (3.89m x 2.74m) UPVC double glazed window overlooking the rear gardens, built in cupboard, radiator.

ANNEXE: Accessed either via the entrance porch or entrance hall.

HALLWAY: Built in cupboard with double doors, two Velux windows, wall lights, alarm system controls, thermostat, two radiators.

BEDROOM: 16' 0" x 9' 9" into bay (4.88m x 2.97m) Built in range of wardrobes, UPVC double glazed window to the front, radiator.

ENSUITE SHOWER ROOM: 9' 8" x 6' 5" (2.95m x 1.96m) Double size mains walk in shower cubicle, low level w.c., wash hand basin with storage under and mirror cabinet over, UPVC double glazed window to the side, built in cupboard housing boiler for the annexe.

CLOAKROOM: Low level w.c., wash hand basin with cupboard under and tiled splashback, heated towel rail, extractor fan.

KITCHEN: 11' 5" x 8' 9" (3.48m x 2.67m) Range of base and wall mounted units with work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, UPVC double glazed window to the side, serving hatch into living/dining room, wall mounted Neff electric oven, four ring Neff electric hob with extractor hood over, space for fridge and freezer, space and plumbing for washing machine and slimline dishwasher.

LIVING / DINING ROOM: 17' 2" x 12' 10" maximum (5.23m x 3.91m) Double glazed sliding doors to the rear garden, UPVC double glazed window to the side, Velux, , gas fire, radiator.

OUTSIDE: The property is approached through an electric gate opening to the driveway with ample parking and turning space for multiple vehicles, shed with electricity connected and power points both in and outside. There is access to either side of the property leading to the rear garden which is partly laid to lawn with patio and brick paved areas, raised flower bed and vegetable gardens. There is access to the:

WORKSHOP: 29' 6" x 9' 1" (8.99m x 2.77m) With power and light.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was good. The property is constructed of timber and block under a tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

DIRECTIONAL NOTE: Entering St Ives from Halsetown, proceed down the hill towards the town and just before the double mini roundabouts turn left into Alexandra Road. Continue up the road nearly reaching the top whereby the property can be found on your left hand side.

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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