



Rhos Elgans, Greenbury,
Rosudgeon, Penzance, Cornwall,
TR20 9QG



Marshall's
ESTATE AGENTS









RHOS ELGANS, GREENBURY, ROSUDGEON, PENZANCE, CORNWALL, TR20 9QG

GUIDE PRICE £650,000 FREEHOLD

*** FIVE BEDROOM * EN SUITE * FAMILY BATHROOM * LOUNGE ***

*** SEPARATE DINING ROOM * FITTED KITCHEN * SUNROOM ***

*** LARGE GARDENS * PARKING FOR SEVERAL VEHICLES * DETACHED GARAGE ***

*** IDEAL FAMILY HOME * EPC = TBC * COUNCIL TAX BAND = E ***

A detached five bedroom house in large gardens with parking and garage situated on the outskirts of Rosudgeon and offering spacious accommodation throughout. The accommodation comprises of three bedrooms, one of which has an en suite cloakroom on the first floor. There are two further bedrooms, one en suite, family bathroom, lounge, kitchen, utility, separate dining room and sunroom on the ground floor. The property is approached over a driveway with parking for several vehicles, leading to a detached garage. A particular feature of the property are the gardens which surround the house to three sides, laid to lawn with mature shrubs and plants, garden shed and large greenhouse. The property backs onto open farmland and the village of Rosudgeon enjoys local amenities such as public house, small supermarket and within the catchment area of the award winning St Hilary Academy. This lovely family home needs to be viewed to fully appreciate its location and size of the accommodation.

UPVC double glazed door into:

MAIN HALLWAY: Radiator, cloaks cupboard, doors to:

LOUNGE: 13' 6" x 10' 9" (4.11m x 3.28m) Double glazed bow window to front, open fireplace on slate hearth with brick surround and wood mantle, cupboards to either side.

BEDROOM TWO: 13' 6" x 10' 9" (4.11m x 3.28m) Double glazed bow window to front, radiator, TV point.

BEDROOM ONE: 10' 8" x 9' 9" (3.25m x 2.97m) Double glazed bow window to side, radiator, door to:

EN SUITE: Double glazed window to side, WC, vanity wash hand basin, tiled shower cubicle with electric shower, tiled floor, heated towel rail.

FAMILY BATHROOM: Mains shower cubicle, heated towel rail, corner bath, radiator, vanity wash hand basin, WC, two windows to rear, part tiled walls, wall mounted fan heater.

DINING ROOM: 11' 0" x 10' 1" (3.35m x 3.07m) Understairs storage cupboard, archway into:

KITCHEN: 16' 5" x 14' 10" (5.00m x 4.52m) Double glazed windows to side and rear, double glazed door to outside, base and wall units with worksurfaces and tiling over, built in breakfast bar, tiled floor, radiator, double electric oven, halogen hob with extractor hood, space for fridge and freezer, single bowl sink unit, radiator. Stairs rising, door and window into:

UTILITY ROOM: 10' 1" x 6' 10" (3.07m x 2.08m) Double glazed window to rear and side with views over open farmland, oil fired boiler, plumbing for washing machine, space for dishwasher.

Double doors from dining room into:

SUNROOM: 14' 3" x 12' 5" (4.34m x 3.78m) Canopy glass roof, glazed to three side with low level wall, electric heater overlooking the garden.

FIRST FLOOR LANDING: Shelved cupboard, doors to:

BEDROOM THREE: 17' 2" x 14' 0" (5.23m x 4.27m) Double glazed windows to front and rear with views over open farmland, radiator.

EN SUITE CLOAKROOM: WC, vanity wash hand basin.

