



2 Loves Meadow, Trehella Lane,
St Hilary, Cornwall, TR20 9ED



Marshall's

ESTATE AGENTS







2 LOVES MEADOW, TREWHELLA LANE, ST HILARY, CORNWALL, TR20 9ED

£435,000 FREEHOLD

*** AIR SOURCE HEAT PUMP HEATING SYSTEM * FOUR BEDROOM NEW BUILD HOME ***

*** EN SUITE BEDROOM * OPEN PLAN LIVING ACCOMMODATION ***

*** GARAGE * DRIVEWAY * UTILITY ROOM * VIEWING HIGHLY RECOMMENDED ***

*** EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 106 SQUARE METRES ***

An exciting opportunity to purchase this superb, modern four bedroom detached family home with parking and gardens, situated within the sought after village of Relubbus, offering far reaching rural views. The accommodation comprises in brief; entrance vestibule into entrance hallway, downstairs w/c, spacious open plan lounge/diner open into kitchen area. The first floor comprises of four bedrooms, with one ensuite shower room and a family bathroom. Outside there is off-road parking for two cars leading to an integral garage with utility room. Landscaped gardens laid to lawn and paving. An internal viewing of this superb property is sure to impress.

Entrance door into:

ENTRANCE VESTIBULE: Entrance matting, oak flooring, window to front. Double glazed door into:

ENTRANCE HALLWAY: Oak flooring, understairs storage cupboard. Door to:

W.C: Obscure double glazed window to side, concealed cistern WC with push button flush, wash hand basin with monobloc tap and storage below, cupboard housing electric consumer unit, inset LED light, oak flooring.

L-SHAPED LOUNGE / KITCHEN / DINING ROOM

KITCHEN: 11' 9" x 9' 11" (3.58m x 3.02m) Double glazed window to front, attractively fitted with a range of blue shaker style base and wall mounted units with marble effect quartz work top, sink with mixer tap, quartz upstand and window sill, integrated dishwasher, wall mounted oven and grill, four ring induction hob with integrated extractor above, space for fridge/freezer, inset ceiling spot lights, door into garage.

LOUNGE / DINING ROOM: 18' 8" x 13' 8" (5.69m x 4.17m) Double glazed window to rear enjoying rural views, double glazed French doors to rear, oak flooring, inset ceiling spot lights.

FROM HALLWAY, STAIRS LEAD TO THE FIRST FLOOR WITH DOUBLE GLAZED WINDOW TO THE SIDE

FIRST FLOOR LANDING: Oak flooring, loft hatch.

BATHROOM: Obscure double glazed window to front, panel bath with mixer taps, shower wand attachment and drencher head above with tiled surround, low level WC, wash hand basin with storage below, tiled splashback and mirror above.

BEDROOM ONE: 13' x 9' 8" (3.96m x 2.95m) Double glazed window to front, partially vaulted and sloping ceiling with inset LED lights, oak flooring, sliding pocket door into:

ENSUITE SHOWER ROOM: Obscure double glazed window to rear, shower with drencher head and wand attachment with tiled surround, WC with concealed cistern and push button flush, wash hand basin with storage below and tiled splashback, useful recessed shelving alcoves, shelf with illuminated mirror above, heated towel rail, part sloping ceiling with inset spotlights, tiled floor.

BEDROOM TWO: 12' 7" x 10' 9" (3.84m x 3.28m) Double glazed window to rear with far reaching rural views, oak flooring.

BEDROOM THREE: 12' 7" x 7' 7" (3.84m x 2.31m) Double glazed window to rear with far reaching rural views, oak flooring.

BEDROOM FOUR: 10' 9" x 9' 1" (3.28m x 2.77m) Double glazed window to the front, oak flooring.

INTEGRAL GARAGE: 15' 3" x 9' 8" (4.65m x 2.95m) Electric roller door, power and light. Door to:

UTILITY ROOM: 9' 8" x 3' 10" (2.95m x 1.17m) Window to the rear, space and plumbing for washing machine and tumble dryer, hot water cylinder, tiled floor, controls for air source heating.

OUTSIDE: Shared access leads to brick build driveway providing parking for 2 vehicles, leading to the garage and front door. A gated path leads to the side leads to the rear gardening which is laid to paving for ease of maintenance, enclosed by fencing and Cornish hedging. To the other side there is a garden area laid to lawn.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: The property is constructed of block under a slate tiled roof. We checked the phone signal with EE which was intermittent. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

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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