

26 Horwell Drive, Hayle,  
Cornwall, TR27 5FR















**26 HORWELL DRIVE, HAYLE, CORNWALL, TR27 5FR**

**GUIDE PRICE £440,000 FREEHOLD**

**\* BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME \***

**\* MODERN DEVELOPMENT IN A SOUGHT-AFTER AREA OF HAYLE \***

**\* LIVING ROOM AND KITCHEN / DINING ROOM \***

**\* PRINCIPAL BEDROOM WITH EN-SUITE PLUS FAMILY BATHROOM \***

**\* DRIVEWAY PARKING FOR TWO VEHICLES AND GENEROUS GARAGE \***

**\* LARGE REAR GARDEN WITH SUMMERHOUSE, POWER AND OUTDOOR TAP \***

**\* GAS CENTRAL HEATING AND DOUBLE GLAZING \***

**\* CLOSE TO LOCAL AMENITIES, SCHOOLS, BEACHES AND TRANSPORT LINKS \***

**\* EPC = B \* COUNCIL TAX BAND = D \* APPROXIMATELY 111 SQUARE METRES \***

Set within a popular modern development in the thriving coastal town of Hayle, this beautifully presented four bedroom detached home offers spacious, well designed accommodation ideal for family living. The ground floor features an inviting entrance hall, cloakroom, living room, and a kitchen/dining room perfect for entertaining. Upstairs are four well proportioned bedrooms, including a principal bedroom with en-suite, along with a stylish family bathroom. Outside, the property benefits from driveway parking for two vehicles, a generous garage, and an excellent rear garden complete with summerhouse, power points and outdoor tap. Horwell Drive enjoys a convenient position on the edge of Hayle, close to local schools, shops, and transport links, while the town's stunning beaches, estuary and amenities are all within easy reach. With its friendly community and superb coastal lifestyle, the area is highly sought after by families and professionals alike. With gas central heating, double glazing, and an EPC rating of B, this is an excellent opportunity to acquire a high-quality home in a desirable location. Viewing is highly recommended.

**DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL:** Built in storage cupboard, radiator, double doors and single door to kitchen/dining room, door to living room, stairs rising, door to:

**CLOAKROOM:** Low level w.c., pedestal wash hand basin, radiator, extractor fan.

**KITCHEN / DINING ROOM:** 21' 0" x 16' 2" narrowing to 8' 11" (6.40m x 4.93m - 2.72m)

**DINING AREA:** Two radiator, double glazed window to the front.

**KITCHEN AREA:** Range of base and wall mounted units with wall mounted double oven, fridge, freezer, washing machine and dishwasher, gas hob with extractor hood over, one and a half bowl stainless steel sink unit with mixer tap over, cupboard housing wall mounted boiler, sunken spotlights, double glazed window and door to the rear.

**LIVING ROOM:** 22' 0" x 10' 4" (6.71m x 3.15m) Double glazed window to the front, two radiators, double glazed French doors to the rear.

**FIRST FLOOR LANDING:** Built in airing cupboard, access to the loft, radiator.

**BEDROOM ONE:** 12' 11" x 9' 3" maximum (3.94m x 2.82m) Double glazed window to the rear, radiator. Door to:

**ENSUITE:** Double size shower cubicle with glazed screen, low level w.c., pedestal wash hand basin, radiator, extractor fan, double glazed window to the rear.

**BEDROOM TWO:** 12' 7" x 8' 8" (3.84m x 2.64m) Two double glazed windows to the front, radiator.



**BEDROOM THREE:** 10' 5" x 8' 7" (3.17m x 2.62m) Double glazed window to the front, radiator, built in wardrobes.

**BEDROOM FOUR:** 9' 7" x 5' 9" (2.92m x 1.75m) Currently used as a dressing room with a double glazed window to the rear, radiator.

**BATHROOM:** Panelled bath with glazed screen and shower over, low level w.c., pedestal wash hand basin, heated towel rail, double glazed window to the rear, extractor fan.

**OUTSIDE:** To the front of the property there is a small gravelled area with low wall surround. To the side there is driveway parking for two vehicles leading to the garage, gated access into the rear garden. The garden is a real feature of the property being laid to patio, lawn and raised borders to the rear, a variety of mature plants and shrubs with fence surround, wooden summerhouse, outdoor power points and water tap.

**GARAGE:** 19' 4" x 9' 10" (5.89m x 3.00m) Metal up and over door, power and light, courtesy door to the side, storage over.

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

**AGENTS NOTE:** The property is constructed of block under a slate tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. We checked the phone signal with EE which was good. Annual service charge £121.52.

**DIRECTIONAL NOTE:** Via What3Words: ///dunk.loving.trickled

**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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