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**Garth-An-Creet,
St. Ives**

**Offers Over £275,000
Freehold**





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Property Introduction

Located in a popular residential area, this spacious three-bedroom family home is offered to the market with no forward chain. On the ground floor there is a generous living room and a light and airy fitted kitchen/dining room. Upstairs, three bedrooms and the family bathroom will be found.

To the front of the property there is a paved parking area and to the rear there is an enclosed garden incorporating a garden room which has underfloor heating and light and power connected, this makes an ideal place from which to work from home. The rear garden has gated access to the garage.

The property further benefits from double glazing and gas central heating.

All in all a fantastic family home, all within the sought after coastal town of St Ives.

Location

St Ives is a charming coastal town famed for its rich heritage, showcased in its numerous galleries, including the renowned Tate St Ives, Barbara Hepworth Museum and Sculpture Garden, St Ives School of Painting, Leach Pottery and many more. St Ives is well-known for its four stunning beaches, Porthmeor is a favourite amongst surfers, whilst the calmer, clear waters of Porthminster beach, is ideal for families.

The picturesque Porthgwithen beach provides a more secluded escape and the Harbour beach is where you can enjoy boat rides and building sandcastles. The stunning coastal walks and scenery around The Island inspired Rosamunde Pilcher and Virginia Woolf, amongst others. St Ives has a wide range of outdoor activities including surfing, paddle boarding, tennis and golf, to name a few.

ACCOMMODATION COMPRISES:

Double glazed door to:

ENTRANCE PORCH

Laminate flooring. Glazed panel door to:

ENTRANCE HALL

Stairs rising to first floor. Wall mounted consumer unit. Laminate flooring. Radiator. Doors to:

LIVING ROOM 14' 0" x 11' 1" (4.26m x 3.38m)

Fireplace housing gas fire with tiled hearth and surround with wooden mantel over. Double glazed window to front. Radiator. Understairs storage cupboard.

KITCHEN/DINER 14' 10" x 11' 0" (4.52m x 3.35m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Composite single drainer sink unit with mixer tap over. Two double glazed windows to rear overlooking rear garden. Built in oven with gas hob inset to worksurface and extractor over. Space and plumbing for washing machine. Radiator. Glazed panel door to rear garden.

FIRST FLOOR LANDING

Access to loft storage space. Airing cupboard. Doors to:

BATHROOM

Fitted with a white suite comprising bath with mains fed shower and screen over, concealed cistern WC and wash hand basin inset to vanity unit with cupboard below. Dual fuel heated towel rail. Complementary wall tiling. Obscure double glazed window to rear.

BEDROOM ONE 12' 0" x 8' 9" (3.65m x 2.66m)

Double glazed window to front. Built in wardrobe with shelving and hanging rail. Radiator.

BEDROOM TWO 10' 0" x 8' 0" (3.05m x 2.44m)

Double glazed window to rear. Fitted shelving and hanging rail. Radiator.

BEDROOM THREE 7' 0" x 5' 10" (2.13m x 1.78m)

Double glazed window to rear. Fitted shelving and hanging rail. Radiator.

OUTSIDE

To the front of the property there is paved parking. To the rear of the house there is a lovely enclosed garden offering a good degree of privacy, incorporating patio seating, garden tap and gated access leading to:

GARAGE 16' 4" x 8' 0" (4.97m x 2.44m)

Metal up and over door and power connected.

GARDEN ROOM 12' 0" x 8' 6" (3.65m x 2.59m)

A fully insulated office space with fitted desk and shelving. The garden room has underfloor heating as well as light and power connected and two windows to side. This makes a great space to either work from home or to enjoy hobbies.

SERVICES

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

DIRECTIONS

From St.Ives cinema, proceed up the Stennack on to Higher Stennack. Go straight over the co-op mini-roundabout and the take the second turning right into Parc an Creet. Continue up the hill taking the first turning left, proceed along the road and around the corner. Continue straight into Garth an Creet where the property will be found on the left noted by a MAP For Sale board. If using What3 words pianists.headless.fury



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- End of Terrace
- Three Bedrooms
- Off Road Parking
- Garage
- Double Glazed
- Gas Central Heating
- Garden Room
- No Forward Chain
- Enclosed Rear Garden
- Ideal Family Home



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01736 322200 (St Ives & Hayle)
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