



Meadowside Close, Hayle, Cornwall

Offers in Excess of £450,000
Freehold



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Property Introduction

Occupying a generous plot, this three bedroom detached split-level bungalow offers most spacious accommodation briefly comprising of a living room, dining room, kitchen, utility room, three double bedrooms and family bathroom. The property is double glazed and warmed via gas central heating. With large gardens to both front and rear, garage (with generous loft storage above) and ample off-road parking, we strongly recommend viewing at the earliest opportunity to avoid disappointment.

Location

Meadowside Close is an established residential close with a range of quality homes on the outskirts of Hayle. There is an independent day school (St Pirans) approximately five hundred yards away with Primary and Secondary schooling in the town as needed. Foundry Square (Hayle's centre) is approximately half a mile away. Hayle has a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. The popular towns of St Ives and Penzance are both within close proximity with the A30 trunk road less than one mile away providing the network to Truro and out of Cornwall. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington, or Penzance in the other direction.

ACCOMMODATION COMPRISES

Covered porchway and glazed panelled door opening to:-

ENTRANCE HALLWAY

Double glazed window to the front. Built-in storage cupboard and tiled Flooring. Radiator. Doors off to:-

LIVING ROOM 18' 0" x 11' 9" (5.48m x 3.58m)

Double glazed window to the front. Fireplace with tiled housing and cream surround housing living-flame gas fire. Television point. Radiator.

DINING ROOM 12' 0" x 8' 9" (3.65m x 2.66m)

Double glazed doors to the rear garden. Tiled flooring and radiator. Archway through to:-

KITCHEN 12' 0" x 9' 2" (3.65m x 2.79m) maximum measurements, irregular shape

Double glazed windows to the rear and side. Fitted with a matching range of light wood wall and base cupboards having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl single drainer sink unit with mixer tap over. Built-in stainless steel double oven and gas hob inset to working surface with extractor fan over. Tiled flooring and complementary wall tiling.

UTILITY ROOM 14' 6" x 3' 0" (4.42m x 0.91m) maximum measurements

Double glazed window and door to rear. White wall and base cupboards having an adjoining roll top edge working surface and incorporating an inset stainless steel single drainer sink unit. Space and plumbing for washing machine and tiled flooring. Radiator. From entrance hall, steps up to:-

INNER HALLWAY

Doors off to:-

BATHROOM

Obscured double glazed window to the rear. Fitted with a white suite comprising corner bath, independent shower cubicle housing electric shower unit, close coupled WC and wash hand basin inset to vanity unit with cupboard below and complementary wall tiling. Radiator.

BEDROOM THREE 11' 0" x 8' 10" (3.35m x 2.69m)

Double glazed window to the rear. Built-in double wardrobe. Radiator.

BEDROOM ONE 12' 10" x 9' 0" (3.91m x 2.74m) maximum measurements

Double glazed windows to the front and side. Range of white-fitted wardrobes. Radiator.

BEDROOM TWO 13' 0" x 12' 7" (3.96m x 3.83m)

Double glazed window to front and rear. Radiator. Courtesy door to:-

GARAGE

Power and light connected. Stairs to one side of the garage lead to a large loft storage space.

OUTSIDE FRONT

The front garden is mainly laid to lawn with mature bushes and shrubs.

REAR

To the rear and side of the property, there are two generous patio seating areas with the rear patio having an awning. The gardens of the property require some maintenance and fencing to be re-instated.

SERVICES

Mains water, electricity, drainage and gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'E'. Some maintenance of the gardens and fencing is now required.

DIRECTIONS

From Foundry Square, take the roundabout towards Helston (B3302) and proceed up the hill. After approximately a quarter of a mile, take the turning on your right-hand side into Trelissick Road. This is signposted for the hospital. Pass the hospital and follow the road for approximately a quarter of a mile until the road bears round to the left. Take the right-hand turn into Meadowside Close and the property will be identified after a short distance on the right-hand side. If using What3words: televise.skis.chucked



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached split-level bungalow with double glazing
- Large gardens to front and rear
- Garage and driveway parking
- Gas central heating
- Utility room
- Three double bedrooms
- Two reception rooms
- Sought-after residential area
- Close to amenities and schools
- Well-presented accommodation



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