



MAP estate agents
Putting your home on the map

**Connor Downs,
Hayle**

**£375,000
Freehold**





**Connor Downs,
Hayle**

**£375,000
Freehold**

Property Introduction

This immaculately presented home is arranged over three floors.

On the ground floor one will find a useful cloakroom and a stunning open plan kitchen and living space with patio doors to the rear garden. On the first floor there are three bedrooms and the family bathroom with the principal ensuite bedroom situated on the second floor.

To the front of the property there is off road parking for three cars and to the rear of the house there is a fully enclosed garden mainly laid to lawn and incorporating generous patio seating.

All in all, a stunning family home that must be viewed at the earliest opportunity.

Location

The village of Connor Downs is within a short drive of Hayle and Camborne and within easy access to the A30. Connor Downs has a lovely community feel with the hub being the Turnpike Inn Public House. There is a primary school, doctors surgery, garage with convenience store and close by you will find Trevaskis Farm complex with a restaurant, pick your own fruit and vegetables and a farm shop.

The nearby town of Hayle is approximately two miles distant. Here you will find Primary and Secondary schooling, 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. 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:

Glazed panel front door to:

ENTRANCE HALL

Radiator. Smoke alarm. Stairs rising to first floor. Doors to:

CLOAKROOM

Fitted with a close coupled WC and wall mounted wash hand basin. Double glazed window to front.

OPEN PLAN LIVING SPACE

KITCHEN AREA 11' 0" x 10' 10" (3.35m x 3.30m)

Fitted with a stunning range of contrasting wall and base cupboards with roll edge worksurfaces over. One and a half bowl composite sink unit with mixer tap over. Built in stainless steel double oven with induction hob inset to work surface and extractor over. Double glazed window to front. Inset spotlights.

LIVING AREA 20' 0" x 12' 8" (6.09m x 3.86m)

A fantastic light and airy space with window and patio doors to the rear garden. Wall mounted contemporary electric fire. Television point. Understairs storage cupboard. Radiator.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Stairs rising to second floor. Doors to:

BATHROOM

Fitted with a modern white suite comprising paneled bath with electric shower unit and glazed screen over, close coupled WC and pedestal wash hand basin. Heated towel rail. Complementary wall tiling. Obscure double glazed window to front.

BEDROOM TWO 13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed window to front. Radiator.

BEDROOM THREE 10' 2" x 10' 0" (3.10m x 3.05m)

Double glazed window to rear. Radiator.

BEDROOM FOUR 10' 0" x 9' 4" (3.05m x 2.84m)

Double glazed window to rear. Radiator.

SECOND FLOOR LANDING

Built in airing cupboard. Smoke alarm. Radiator. Door to:

PRINCIPAL BEDROOM 13' 2" x 10' 0" (4.01m x 3.05m)

Double glazed window to front. Velux window to rear. Radiator. Door to:

EN SUITE SHOWER ROOM

Glazed screen shower enclosure housing mains fed shower. Close coupled WC. Wash hand basin inset to vanity unit with cupboard below. Ladder radiator. Inset spotlights. Two velux windows to rear.

OUTSIDE

To the front of the property there is off road parking for three cars. There is a gated access to the side of the property leading to the:

REAR GARDEN

The generous rear garden is mainly laid to lawn incorporating a patio seating area. The garden is fully enclosed making it child and pet friendly.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band C.

DIRECTIONS

From the Carwin Rise roundabout proceed east past McDonalds towards Connor Downs. Proceed through the village passing the Turnpike Inn on the left. After a quarter of a mile turn left on to Greenbank and then immediately left on to Willoughby Way. Turn left at the end of the road and then the property will be seen a short distance along on the right hand side. If using What3words races.scaffold.mediate

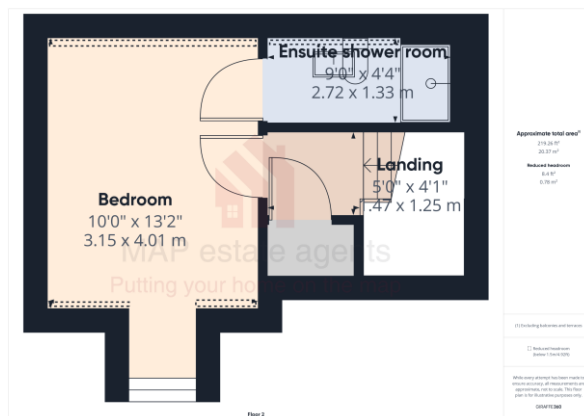
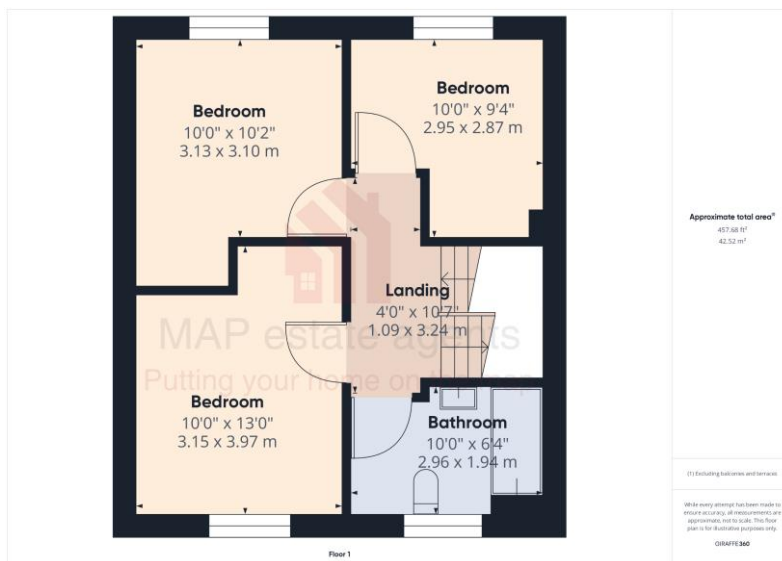


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Four bedrooms
- En suite principal bedroom
- Off road parking for three cars
- Enclosed rear garden
- Immaculately presented
- Ground source heating
- Double glazed
- Striking fitted kitchen
- Accommodation arranged over three floors
- Must be viewed!



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.