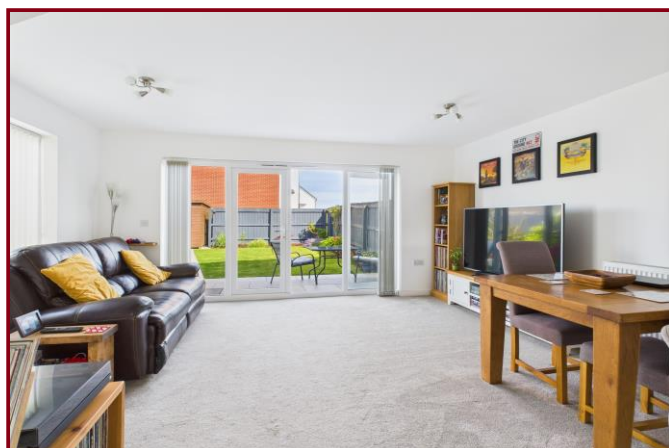




MAP estate agents
Putting your home on the map

**Sorrell Street,
Hayle**

Guide Price £290,000
Freehold





**Sorrell Street,
Hayle**

**Guide Price £290,000
Freehold**

Property Introduction

Completed in 2019 and being sold with the remainder of the build guarantee, this immaculately presented home offers a stylish open-plan living arrangement perfect for entertaining.

The contemporary style kitchen has a breakfast bar which is ideal for informal dining with the main living area having plenty of space for sofas and more formal dining. The living room has French doors leading out to the rear garden and on the first floor, there are two generous size double bedrooms and a family bathroom.

To the side of the property, there is driveway parking for two cars in tandem with the generous rear garden being enclosed and incorporating a patio seating area for those summer barbecues as well as a useful garden shed.

Offered for sale with chain-free, we encourage internal viewing of this fabulous property at the earliest opportunity.

Location

The property is situated on the eastern edge of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 trunk road which lies approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMMODATION COMPRISES

Double glazed panelled front door opening to:-

ENTRANCE HALL

A welcoming hallway with doors off to:-

CLOAKROOM

Obscure double glazed window to side. Fitted with a close couple WC and pedestal wash hand basin. Radiator. The entrance hall leads through to:-

OPEN-PLAN LIVING SPACE 28' 1" x 14' 11" (8.55m x 4.54m) maximum measurements

KITCHEN AREA

Fitted with a matching range of white wall and base cupboards with wood effect working surfaces over and incorporating an inset

stainless steel single drainer sink unit with mixer tap. Breakfast bar, built-in stainless steel electric oven with inset gas hob and extractor over, integrated fridge and freezer, integrated dishwasher and integrated washing machine.

LIVING AREA

This fantastic light and airy room is a great space to socialise with plenty of space for sofas and a dining table and French doors lead out to the garden. Television point. and under stairs storage cupboard. Stairs to:-

FIRST FLOOR LANDING

Access to loft storage space and smoke alarm. Doors off to:-

BEDROOM ONE 14' 11" x 10' 1" (4.54m x 3.07m)

Two double glazed windows to the rear. Radiator.

BEDROOM TWO 14' 10" x 9' 4" (4.52m x 2.84m) maximum measurements

Full length part obscure double glazed window to the front. Further window to the front. Built-in storage cupboard and radiator.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with mains fed shower with glazed screen over, close coupled WC and pedestal wash hand basin. Heated towel rail and complementary wall tiling.

OUTSIDE

To the side of the property one can find driveway parking for two cars in tandem and there is an EV charger. There is a gated side path leading to the enclosed rear garden which is mainly laid to lawn and incorporates a generous patio. At the end of the garden there is a useful garden shed.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'.

As with many modern developments there is an annual charge towards maintenance of the estate which is currently £118.91 per annum towards the upkeep of the communal areas of the development to include grass cutting, road maintenance and lighting.

DIRECTIONS

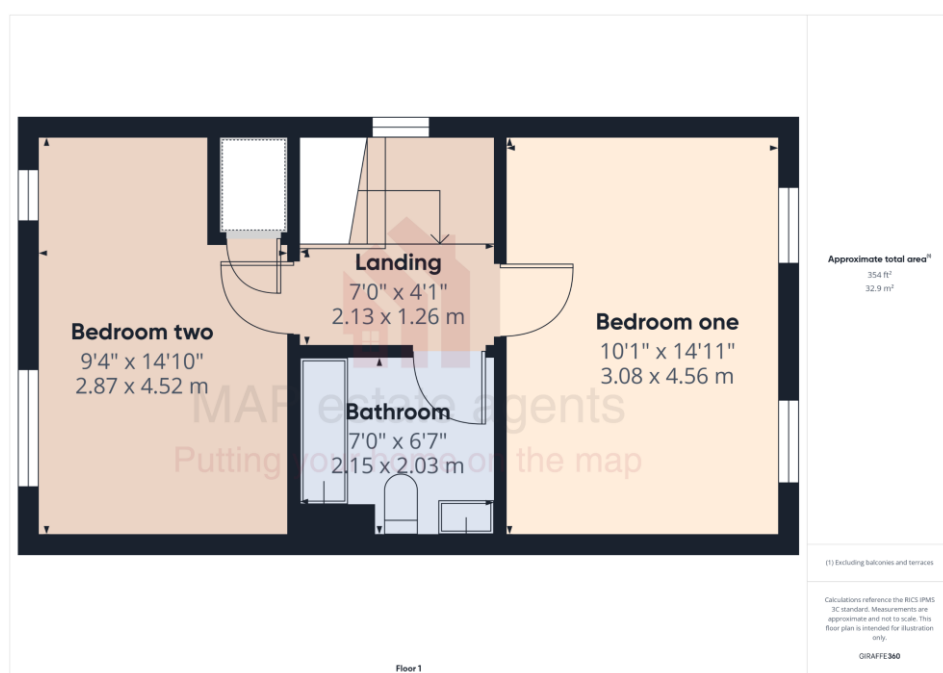
From Hayle Academy, proceed easterly along High Lanes and continue straight over the mini roundabout on to Viaduct Hill and then take the second turning on the left hand side. Turn right onto Champion Way and then the next left turn where the property will be identified ahead of you. If using What3words: unafraid.awoke.putts





MAP's top reasons to view this home

- Immaculately presented home
- Two double bedrooms
- Ground floor cloakroom
- Fantastic open-plan living arrangement
- First floor bathroom
- Enclosed generous rear garden
- Off-road parking for two cars
- Gas central heating
- Double glazed energy efficient home
- No through road position, chain-free sale



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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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.