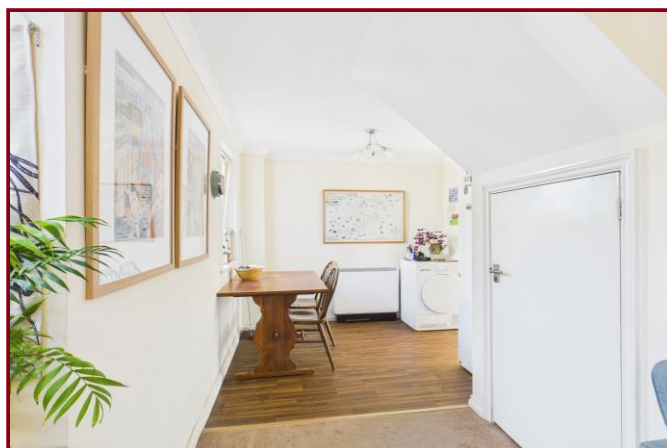




MAP estate agents
Putting your home on the map

**Rosewarne Park,
Connor Downs, Hayle**

**£238,000
Freehold**





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Property Introduction

This spacious three bedroom terraced home is offered for sale in very good decorative order.

On the ground floor there is a shower room, kitchen and a living room which has been extended to create a lovely space for dining with doors out to the garden. Upstairs there are three bedrooms and the family bathroom.

The rear garden is enclosed and incorporates a decked seating area and small lawned garden. Within close proximity to the house there is an allocated parking space and a visitors parking area.

A fabulous family home which is ready to move in to and just pop the kettle on!

Viewing highly recommended!

Location

Rosewarne Park is tucked away but within a short drive of Hayle and Camborne with easy access to the A30. Just a short walk away is Rosewarne Manor, a well respected restaurant and also close by is the Trevaskis Farm complex which has late night shopping and dining facilities.

Schooling is available in Connor Downs and within two miles at Camborne. There is an Asda superstore in Hayle and access to the sandy beaches at Gwithian which is popular for surfing and associated outdoor pursuits.

ACCOMMODATION COMPRISES

Covered porch with shelving to side, glazed panel front door leading to:-

ENTRANCE HALL

Laminate flooring. Feature porthole window. Doors to:-

SHOWER ROOM

Independent shower cubicle with glazed screen housing electric shower unit, pedestal wash handbasin and close coupled WC. Obscure window to front. Heated towel rail.

KITCHEN/DINER 17' 5" x 7' 4" (5.30m x 2.23m) maximum measurements

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit with mixer tap over. Built-in electric oven with hob inset to worksurface and extractor over, space and plumbing for washing machine and integrated slimline dishwasher. Complementary wall tiling. Double glazed windows to front and rear.

LIVING ROOM 20' 3" x 10' 2" (6.17m x 3.10m) maximum measurements

This fabulous extended room features a contemporary style gas fire inset to the wall and a patio door to the rear garden. The extension gives the option of a space for more formal dining or providing more space for hobbies etc. Television point. Double glazed window to rear. Understairs storage cupboard.

From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

Double glazed window to rear. Access to loft storage space. Smoke alarm. Doors to:-

BEDROOM ONE 9' 4" x 8' 2" (2.84m x 2.49m) plus door recess

Double glazed window to front. Built-in double wardrobe with sliding mirrored doors. Electric panel heater.

BEDROOM TWO 8' 3" x 7' 8" (2.51m x 2.34m) plus door recess

Double glazed window to front. Built-in wardrobe. Electric panel heater.

BEDROOM THREE 8' 9" x 6' 4" (2.66m x 1.93m)

Double glazed window to front. Electric panel heater.

BATHROOM

Fitted with a white suite comprising corner bath, pedestal wash hand basin and close coupled WC. Obscure double glazed window to rear. Heated towel rail. Complementary wall tiling.

OUTSIDE

Enclosed by panelled fencing this attractive garden incorporates a deck and small lawned garden. At the end of the garden there is a useful garden shed and there is gated access to the rear of the property to the allocated parking space.

SERVICES

Mains water and mains electricity. Private drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'B'. There is a monthly estate charge of £51.64 to cover the upkeep of communal areas and the private sewerage system.

DIRECTIONS

From Loggans Moor roundabout at Hayle, take the road to Connor Downs. Continue through the village and when leaving take the right hand turn towards Trevaskis Farm. Rosewarne Park will be seen shortly after Trevaskis Farm on the right hand side. If using What3words:-cabbies.hasten.obstruct



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		89
C (69-80)		
D (55-68)	69	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Three bedroom property
- Two bathrooms
- Dining room extension
- Double glazing
- Enclosed rear garden
- Great first time buy
- Allocated parking space
- Five minute drive to beach



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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