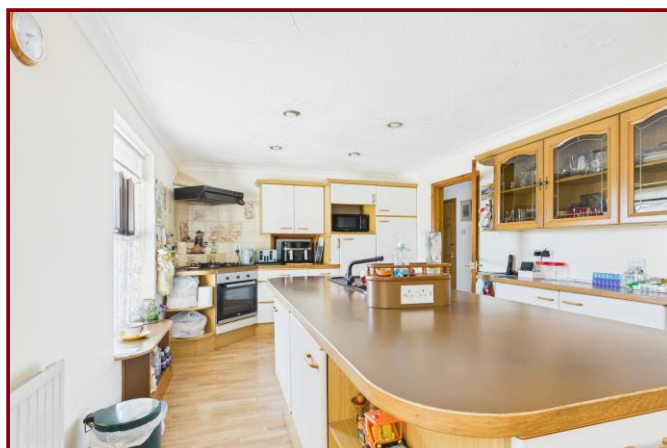




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Putting your home on the map

**Gwithian Road,
Connor Downs, Hayle**

Guide Price £625,000
Freehold





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Property Introduction

This spacious well presented, light and versatile four bedroomed detached bungalow occupies a generous sized level plot with potential for further development subject to the necessary consents being sought and obtained.

Internally the generous and versatile accommodation offers two reception rooms, three bedrooms, bedroom four/reception room three, a family bathroom, an L-shaped kitchen/diner, utility room and conservatory, all being presented to a very good standard.

The large lawned fully enclosed gardens are a key feature to the property and offer a variety of mature bushes, flowering plants and established rose bushes. At the end of the garden there is a garden shed and greenhouse.

Location

The village of Connor Downs is within a short drive of Hayle and Camborne and within easy access to the A30 trunk road. Connor Downs has a lovely community feel with the hub being the Turnpike Inn Public House. There is a primary school, doctor's surgery, garage with convenience store and close by, one will find Trevaskis Farm complex with a restaurant where one can pick your own fruit and vegetables and there is also a farm shop. The nearby town of Hayle is approximately two miles distant and here, one 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

Double glazed panel door to:-

ENTRANCE HALL

Feature curved walls. Cupboard housing combination boiler. Two radiators. Doors to:-

BATHROOM

Fitted with matching white suite comprising corner bath, pedestal wash hand basin, low level WC and independent walk-in shower cubicle. Complementary wall tiling. Radiator. Obscure double glazed window to rear.

BEDROOM THREE 10' 4" x 9' 5" (3.15m x 2.87m) plus door recess

Double glazed window to the front. Radiator. Built-in wardrobe with sliding doors.

BEDROOM TWO 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed windows to front and side. Radiator. Built-in wardrobes with sliding doors and mirror. Access hatch to loft space.

PRINCIPAL BEDROOM ONE 13' 3" x 10' 4" (4.04m x 3.15m)

A dual aspect room with double glazed windows to side and rear gaining glorious countryside views. Radiator. Built-in wardrobes. Large walk-in wardrobe/airing cupboard housing the hot water cylinder. Door to:-

EN-SUITE SHOWER ROOM

Obscure double glazed window to the rear. Fitted with a low level WC, pedestal wash hand basin and walk-in shower. Extractor fan. Complementary wall tiling. Shaver point with mirror. Radiator. Tiled flooring.

CLOAKROOM

Fitted with a low level WC and wash handbasin. Radiator. Feature porthole window to front.

LOUNGE 21' 10" x 12' 11" (6.65m x 3.93m) plus window recess

A lovely dual aspect room with feature vaulted ceiling and double glazed bay window to front. Two radiators. Living flame coal effect gas fire. TV point. Telephone point.

RECEPTION ROOM TWO/BEDROOM FOUR 12' 9" x 9' 9" (3.88m x 2.97m)

Double glazed sliding patio doors leading to the garden. Radiator. Telephone point. TV point.

UTILITY ROOM 12' 8" x 6' 2" (3.86m x 1.88m)

Range of matching wall and base cupboards with roll edge worksurfaces over incorporating a single drainer stainless steel sink unit. Space and plumbing for washing machine. Space and vent for tumble dryer. Radiator. Double glazed window and door to side. Courtesy door to garage.

L-SHAPED KITCHEN/DINER**KITCHEN AREA 14' 2" x 9' 11" (4.31m x 3.02m) max. measurements**

Fitted with an extensive range of matching wall and base cupboards with roll edge worksurfaces over. Central island incorporating a single drainer sink unit inset, space and plumbing for dishwasher and a range of cupboards and drawers. Integrated electric fan oven with four ring gas hob and extractor hood over. Integrated fridge. Vinyl flooring. Radiator, Telephone point. Double glazed window overlooking the rear garden.

DINING AREA 19' 11" x 12' 7" (6.07m x 3.83m) max. measurements, irregular shape

Double glazed sliding patio doors leading onto the patio. Radiator. Double doors leading to:-

CONSERVATORY 10' 5" x 8' 1" (3.17m x 2.46m) maximum measurements, curved to one end

uPVC double glazed construction with dwarf walling. Radiator. Double doors to rear garden.

GARAGE 19' 4" x 12' 11" (5.89m x 3.93m)

Metal up and over door, light and power connected, workbench. Consumer unit.

OUTSIDE

To the front of the property there is a driveway parking leading to the garage. The property boasts extensive, well maintained fully enclosed gardens, which are of great credit to the current owners. There are various flower beds and planting areas with a variety of colourful flowers and plants. There is a fantastic patio which enjoys views over the garden to open countryside. The garden is home to a range of potting sheds, garden shed (8'3" x 5'11") and greenhouse with outside taps and two power points. Within the garden there is an area with its own drainage, water, sewage and electricity having previously housed a mobile home which offers potential for further development subject to planning.

SERVICES

Mains electric, water and gas. Private drainage and sewerage system.

AGENT'S NOTE The property is Council Tax band 'D'.

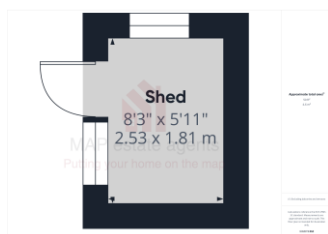


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached bungalow
- Four bedrooms
- Principal bedroom with en-suite
- Living room with vaulted ceiling
- Spacious kitchen/diner
- Conservatory
- Garage
- Double glazing and gas heating
- Feature curved walls
- Generous level plot



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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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