



MAP estate agents
Putting your home on the map

**Sparrow Close, Hayle,
Cornwall,**

**£285,000
Freehold**





**Sparrow Close, Hayle,
Cornwall**

**£285,000
Freehold**

Property Introduction

This immaculately presented two bedroom semi-detached home offers immaculately presented accommodation throughout.

At ground floor level there is a cloakroom and open plan living/ kitchen arrangement. The living room has patio doors on to the generous enclosed rear garden.

Upstairs, there are two double bedrooms and the contemporary style family bathroom.

To the side of the house there is off road driveway parking for two cars in tandem.

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

Composite glazed panel front door to:-

ENTRANCE HALL

Radiator. Door to:-

CLOAKROOM

Fitted with a white close coupled WC and pedestal wash handbasin. Obscure double glazed window to side. Radiator.

KITCHEN 10' 9" x 7' 1" (3.27m x 2.16m)

Fitted with a stylish, matching range of beige wall and base cupboards with roll edge worksurfaces over. Built-in stainless steel electric oven with four burner gas hob inset to worksurface and extractor over. Integrated dishwasher and washing machine. Integrated fridge and freezer. Wall mounted cupboard housing gas combination boiler. Breakfast bar.

LIVING ROOM 15' 5" x 14' 10" (4.70m x 4.52m)

Understairs storage cupboard. Double glazed French doors leading to rear garden. Radiator. Television point. Dogleg staircase to:-

LANDING

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

BEDROOM ONE 14' 11" x 9' 11" (4.54m x 3.02m)

Two double glazed windows to rear elevation. Radiator.

BEDROOM TWO 14' 11" x 9' 5" (4.54m x 2.87m) maximum measurements

Two double glazed windows to front. Radiator.

BATHROOM

Fitted with a modern white suite comprising paneled bath with mains fed shower unit over, close coupled WC and pedestal wash handbasin. Heated towel rail.

OUTSIDE

To the front of the property there is a token fore garden which is paved with stone chipped border for ease of maintenance. To the side of the house there is private driveway parking for two cars in tandem.

REAR GARDEN

Generous and enclosed making it child and pet friendly. Incorporating a large paved patio seating area, ideal for outside entertaining, lawned areas and various well planted borders. Here, one will also find a useful garden shed.

SERVICES

The property benefits from mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTES

The property's Council Tax Band is band 'B' The current service charge is £10.15 per calendar month, reviewed annually.

DIRECTIONS

From High Lanes School, proceed easterly and upon reaching the roundabout continue straight on to Viaduct Hill. Take the next left turn on to Horwell Drive and then turn right on to Sparrow Close. The property will then be found on the right hand side. If using What3words:radically.message.thickened

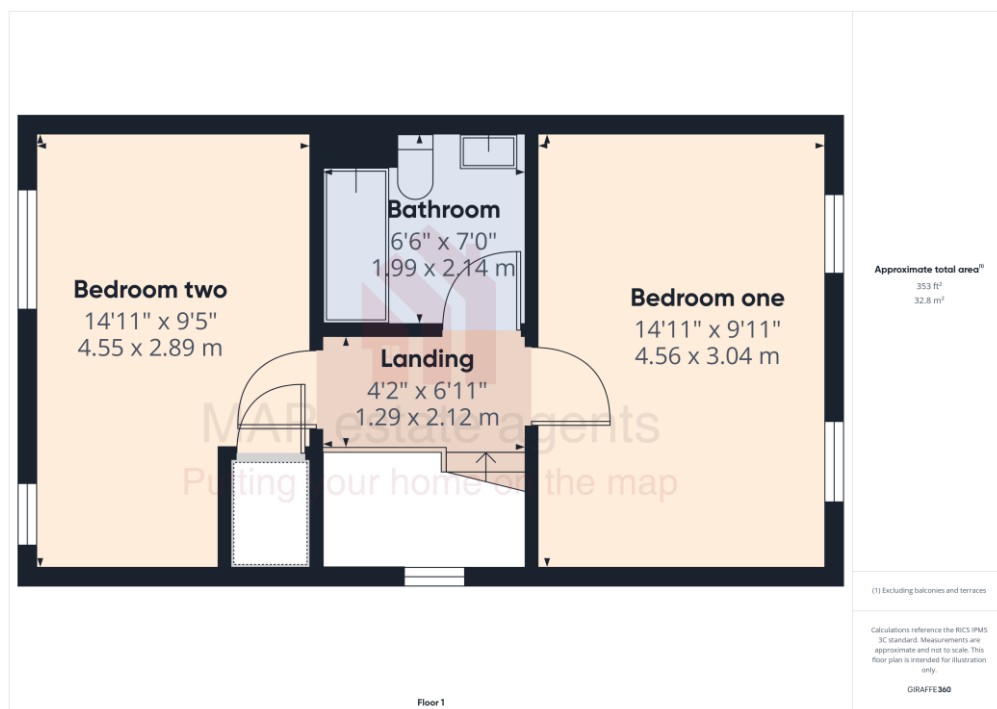


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Open plan living arrangement
- Semi detached
- Two double bedrooms
- Ground floor cloakroom
- First floor bathroom
- Driveway parking for two cars
- Enclosed rear garden
- Immaculately presented
- Popular residential area
- Close to schools



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.