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£330,000 FREEHOLD

4 bedrooms (master bedroom with en-suite), detached house, garage and driveway parking, modern fitted kitchen/dining room, bay fronted lounge, enclosed rear garden

BUZZARD RISE, ST. ANNS CHAPEL, GUNNISLAKE, CORNWALL

EPC = B



PROPERTY DETAILS

Swift Estate Agents are delighted to present this 4 bedroomed DETACHED family home, PERFECTLY positioned, within a QUIET cul-de-sac in the Tamar Meadows Development, St. Anns Chapel. Built nearly 2 years ago, providing MODERN facilities, GOOD sized accommodation, GARAGE and driveway PARKING for several cars, master bedroom with EN-SUITE shower room, separate FAMILY bathroom, cloakroom, countryside VIEWS to the rear, bay fronted lounge, SPACIOUS kitchen/dining room with integral appliances. This home is going to be SOUGHT AFTER if you are a GROWING family looking to be close to schools and nurseries, local amenities and good transport links. UPVC double glazing and gas central heating. A viewing is HIGHLY recommended!

COUNCIL TAX BAND – D

Canopied entrance with glazed panelled door to;

ENTRANCE HALL

Being spacious, with stairs to first floor, panelled radiator, wood effect flooring, doors giving access to all ground floor rooms.

CLOAKROOM

White suite comprising low level WC, wash hand basin, panelled radiator, wood effect flooring, opaque UPVC double glazed window to front elevation.

LOUNGE

15'11 x 11'8 (4.84m x 3.61m)

2 panelled radiators, UPVC double glazed bay window to front elevation.

KITCHEN/DINING ROOM

21'4 x 11'3 (6.53m x 3.45m max)

The kitchen comprises of grey shaker style base and eye level units, marble effect worktops, integrated fridge and freezer, integrated dishwasher, integrated washing machine, integrated double oven with 4 burner gas hob, glass splashback and extractor canopy over, larder cupboard, cupboard housing wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to rear elevation, ceiling spotlights, panelled radiator to dining area, wood effect flooring, UPVC double glazed French doors to the enclosed rear garden.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, panelled radiator, access to loft space, large built-in airing cupboard, doors lead off the landing giving access to all first floor rooms.

MASTER BEDROOM

11'8 x 11'0 (3.60m x 3.36m)

Panelled radiator, UPVC double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM

Glazed double shower cubicle and mixer shower, pedestal basin, low level WC, heated towel rail, half tiled walls, shaving socket, ceiling spotlights, extractor fan, opaque UPVC double glazed window to side elevation.

BEDROOM TWO

9'8 x 9'4 (2.95m x 2.83m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying an open outlook of the rear garden and towards the countryside.

BEDROOM THREE

11'4 x 6'11 (3.49m x 2.09m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM FOUR

9'4 x 6'8 (2.84m x 2.09m)

UPVC double glazed window to rear elevation, enjoying similar views to bedroom 2. Panelled radiator.

BATHROOM

White suite comprising panelled bath with mixer tap and mixer shower over, fully tiled surround and glazed shower screen, low level WC, wash hand basin, heated towel rail, half tiled walls, shaving socket, extractor fan, opaque UPVC double glazed window to side elevation.

OUTSIDE

To the front of the property there is a well-stocked and established flowerbed. A pathway leading to the front door and adjacent to the path, there is a tarmac driveway, giving access to a single and detached garage. To the rear of the property there is an enclosed rear garden, secured by shiplap fencing, mainly laid to lawn, with attractive flowerbeds. The garden also benefits from a small slabbed patio area with chippings leading to a side return gate, giving access to the garage and driveway.

GARAGE

Single up and over door. Power and light connected.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

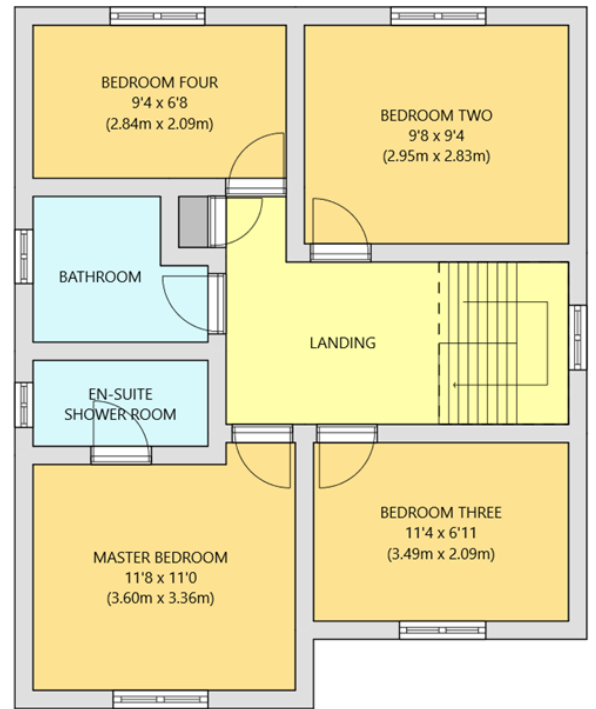
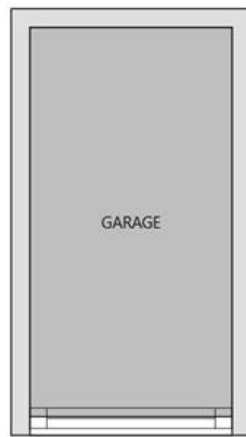
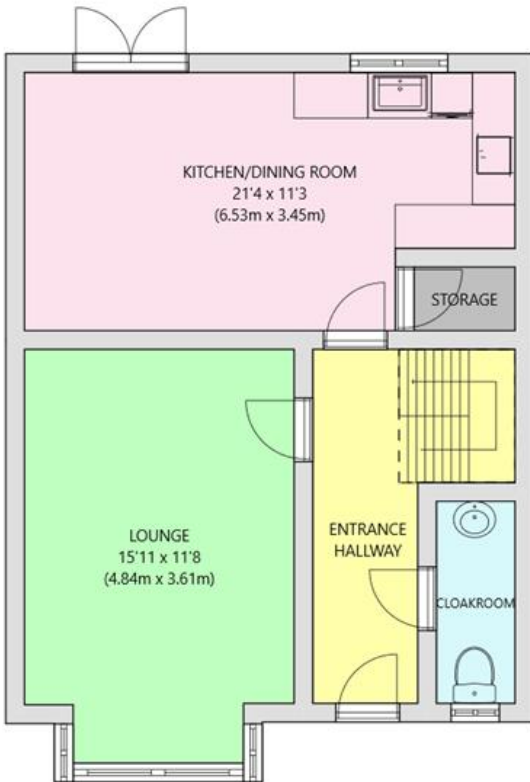
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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