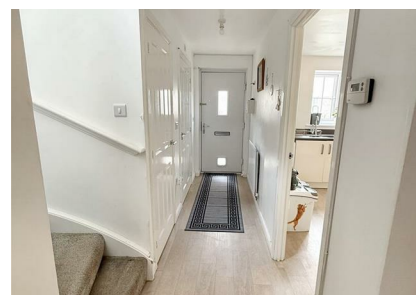


# Feeding Field Close, Hayle

Offers in excess of £350,000





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Council Tax Band: D

Search Homes are pleased to present this modern family home. Tucked away in a peaceful cul-de-sac, this spacious 3/4 bedroom link-detached home offers well-designed accommodation ideal for modern family life. Enjoy the bright conservatory, a generous enclosed rear garden, and the convenience of a garage and driveway. The main bedroom features its own en-suite, and there's a handy downstairs WC for guests. Additional highlights include a large study/store room—perfect for working from home—plus energy-saving solar panels. With no onward chain, this welcoming home is ready for you to move in and make your own.

This delightful detached house offers a perfect blend of modern living and comfort. Built in 2019, this new build property boasts a generous 990 square feet of well-designed space, making it an ideal home for families or those seeking a bit more room to breathe.

## Entrance

This beautiful home has a spacious driveway and a well kept exterior leading up to a welcoming front entrance. Thoughtful details like potted plants, outdoor lighting, and a tidy garden create a warm and inviting first impression. As you step inside, you're greeted by a bright and spacious hallway that sets the tone for the rest of this lovely home. It's a property that looks just as charming outside as it feels inside.

## Kitchen

9'3" x 11'10"

Upon entering the home, the kitchen is conveniently located to your left. It's a bright and welcoming space with a lovely view to the front of the property. The kitchen offers plenty of room for all your essentials, with ample workspace and storage. It also features a built-in oven with an integrated fan, hob and extractor fan, making it both practical and well-equipped for everyday cooking.

## Downstairs WC

As you stand in the hallway, to your right you'll find a convenient downstairs WC, offering practicality and ease for guests and family. With a window,

## Lounge/Diner

16'5" x 17'1"

As you walk through the hallway, passing the downstairs WC and kitchen, you enter the spacious lounge/diner area. This beautiful, large space exudes a homely, inviting atmosphere, perfect for both relaxation and entertaining. The room flows effortlessly into the conservatory, offering even more light and a seamless connection to the garden. It's an ideal space to unwind and enjoy the comfort of your home.

## Conservatory

11'3" x 9'1"

The conservatory is a bright and airy space, perfect for relaxing or as a versatile work area. With plenty of natural light pouring in through the large windows, it offers a peaceful environment for both productivity and leisure. As shown in the images, the conservatory provides easy access to the garden and also connects to a reception room, creating a seamless flow throughout the home. It's a wonderfully adaptable space to suit your needs.

## Reception Room/Study

8'6" x 10'5"

The reception room offers a flexible space that can be tailored to suit your needs. Whether used for additional storage or as a versatile area for other purposes such as a study, gym or workshop, this room provides plenty of options. With ample space it's a room that can easily adapt to your lifestyle, adding both function and charm to the home.

## Garden

The garden is beautifully designed with two spacious tiers, offering a unique and low-maintenance outdoor space. The lower tier features a paved area, while the upper tier boasts a paved area perfect for a lounge set, providing a comfortable space to relax and enjoy the surroundings. Decorative stones on the upper level add a modern touch, and with no grass to maintain, this garden offers plenty of room for both relaxation and entertainment.

## Bedroom 1

16'4" x 10'7"

As you come up the stairs, to the right is the impressive main bedroom (Bedroom 1), a fantastic-sized room offering both space and comfort. This generously proportioned bedroom provides ample room for large furniture. It also benefits from an en-suite, offering added convenience and privacy, making this a truly exceptional master suite. This room was originally two rooms, a stud wall could be reinstated to make this property a 4 bedroom again.

## Ensuite for Bedroom 1

6'3" x 5'1"

The en-suite shower room, located within Bedroom 1, is a practical and compact space featuring a modern shower, toilet, sink and heated towel radiator. It's perfectly designed to offer convenience and privacy, making it an ideal addition to the spacious master bedroom.

## Bedroom 3

6'4" x 8'4"

As you come up the stairs, Rooms 2 and 3 are located on the left, a well-proportioned room offering plenty of space for a range of uses. Whether as a bedroom, home office, or guest room, it's a versatile space that offers comfort and functionality. With natural light streaming through the window, this room creates a bright and inviting atmosphere.

## Bedroom 2

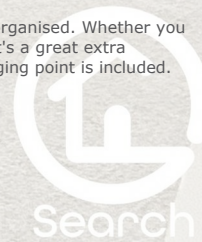
9'11" x 8'1"

As you come up the stairs, Rooms 2 and 3 are located on the left, the second bedroom is a spacious and versatile room, offering ample space for a comfortable double bed and additional furniture. It's bright and inviting, with plenty of natural light creating a pleasant atmosphere.

## Garage

The garage provides excellent additional storage space, perfect for keeping your belongings safe and organised. Whether you use it for tools, bikes, or seasonal items, it offers a practical and secure area to declutter your home. It's a great extra feature for those needing versatile storage solutions for your car or belongings. An electric vehicle charging point is included.

## Bathroom











6'7" x 5'4"

The bathroom is modern and bright, offering a spacious feel with both a bath and a combined shower. It's a practical yet stylish space, perfect for relaxing after a long day or refreshing in the morning. The contemporary design adds to the overall appeal, making it a lovely spot for everyday use.







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Approx Gross Internal Area  
129 sq m / 1392 sq ft



Ground Floor  
Approx 84 sq m / 904 sq ft

First Floor  
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

83