

# 11 TREGWARY ROAD

St Ives, TR26 1BL

Price: £335,000



A super, hugely ground floor extended two bedroom semi-detached house located within a very popular residential area of St Ives. This particular property must really be viewed to appreciate the space internally and the beautiful mature and great sized gardens to the rear. Offering off road parking and sea views, large kitchen / diner, lounge and dining area, utility room, downstairs cloakroom with two bedroom and shower room on the first floor. There is the possibility to convert the shower room into a third bedroom and bring the shower room downstairs.





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UPVC front door leading into

### **ENTRANCE HALL**

Stairs to first floor, upvc double glazed side window, range of fitted storage under stairs, door to

### **LOUNGE / DINER** 11' 6" x 22' 0" (3.5m x 6.7m)

Lovely room having UPVC double glazed bow window to the front offering fine sea views, wood flooring, radiator under, attractive fireplace built with recesses and alcove shelving ideal for TV, ample power point, TV point archway and steps up to

### **DINING AREA** 11' 6" x 7' 7" (3.5m x 2.3m)

Ample power points, built in storage cupboards currently being used as an ingenious and compact office space, wood flooring, double doors leading into

### **KITCHEN / DINER** 17' 5" x 17' 9" (5.3m x 5.4m)

Super room that has been extensively extended. Tiled flooring throughout, skylight. Kitchen comprises: An extensive range of eye and base level units with ample worktop surfaces over. 4 ring gas hob with eye level electric double oven, composite one and a quarter sink unit and drainer with mixer taps over, ample power points, decorative tiled splashback, ample ceiling lighting. Dining Area / seating area has the continuation of the tiled flooring, UPVC double glazed window and UPVC double glazed

doors opening out to the rear garden, radiator, ample power points.

From the kitchen door leading to

#### **UTILITY ROOM** 15' 9" x 5' 11" (4.8m x 1.8m)

Tiled flooring, range of eye and base level units with worktop surfaces over, stainless steel sink unit and drainer, ample power points, space for fridge freezer, space and plumbing for washing machine / dryer, boiler system, window to the side, door to

#### **CLOAKROOM**

Built in storage cupboard, tiled floor, low level WC, wall mounted wash hand basin, part tiled walls, extractor fan

#### **FIRST FLOOR LANDING**

Access to loft, doors to

#### **BEDROOM ONE** 10' 6" x 8' 6" (3.2m x 2.6m)

UPVC double glazed window to the front offering superb sea and coastal views, built in wardrobes housing hanging space and shelving along a dressing table, ample power points, built in storage over the stairs

#### **BEDROOM TWO** 11' 6" x 7' 10" (3.5m x 2.4m)

UPVC double glazed window to the rear overlooking the garden, built in wardrobes housing hanging space and shelving, power points, radiator.

#### **SHOWER ROOM**

UPVC double glazed patterned window to the rear, double walk in shower cubicle with electric shower inset and seat. close coupled WC, pedestal wash hand basin, wood block flooring.

#### **OUTSIDE**



To the front of the property is an off road parking area for 2 vehicles. There is access to one side leads to a walk in walk out timber shed with electric and light connected leading out to the rear garden. The rear enclosed gardens are a real delight and have been upgraded by the present vendors Directly out from the dining room through the double doors lead onto a composite decked area with steps up to a lawned area, further seating area with red brick wall and up steps to the top of the garden with timber shed with electric and light connected. The gardens have been extremely well maintained over the years and are full of mature shrubs and plants.

#### **EPC**

D

#### **COUNCIL TAX**

B

#### **TENURE**

Freehold

#### **SERVICES**

Mains water, mains drainage, mains electricity, mains gas which also fires the central heating and hot water Mobile coverage: EE and O2 good. Three and Vodafone limited Broadband is connected to the property with fibre and download speeds of around 28Mbps

#### **CONSTRUCTION**

Standard construction and properties in the area are able to be mortgaged

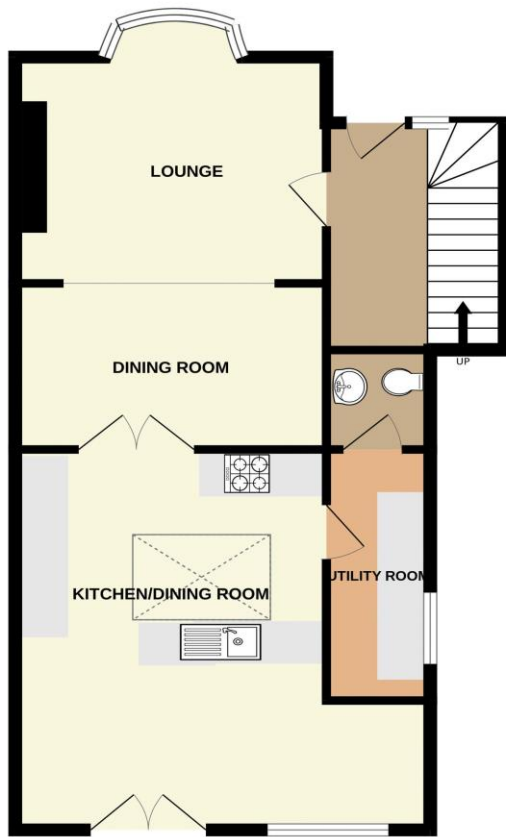
#### **FLOOD RISK**

Surface water and drainage - Very Low Risk Sea and River - Very Low Risk



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GROUND FLOOR



1ST FLOOR



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