

SIZ EH GEE, FUGGOE CROFT

Carbis Bay, St. Ives, TR26 2PW



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Price: £360,000

Situated in a popular and well thought of area is this very high specification, newly developed detached house, that has been completed to a standard associated with properties of much higher value. As with other properties this vendor has developed, the standard of finish is noticeable as soon as arrive at the property. With solid oak internal doors, full wiring system for wall mounted televisions, fully alarmed with CCTV, superb contemporary kitchen, all sanitary fittings being Villeroy and Boch and rain sensitive remote Velux windows are just a few of the outstanding features of this superb home. Offering off road parking, garden and workshop. The property is for main home use only



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Composite glazed door with opaque glazed panels into

ENTRANCE VESTIBULE

Radiator with thermostat control, cornice ceiling with inset lighting, door to storage cupboard housing the Alpha gas fired combi boiler, telephone point and CCTV central hub, door to

ENTRANCE HALLWAY

Bespoke staircase to the first floor with a solid oak door opening into a large storage cupboard under the stairs with plumbing and space for a washing machine plus the electric consumer unit. Thermostatically controlled radiator, corniced ceiling, inset ceiling lighting, carpeted

BEDROOM ONE 12' 1" x 10' 5" (3.68m x 3.17m)

UPVC double glazed window to the front, thermostatically controlled radiator, two large built in wardrobes with twin solid oak doors housing hanging rail and shelving and automatic LED lighting. Corniced ceiling, inset ceiling lights, TV point and ample power points, carpeted

BEDROOM TWO 14' 4" x 10' 7" (4.37m x 3.22m)

UPVC double glazed window to the front, thermostatically controlled radiator, corniced ceiling with inset ceiling downlighters, twin solid oak doors opening into a wardrobe with hanging space and shelving along with automation LED lighting. TV point, power points and aerial point, carpeted

SHOWER ROOM

Superbly appointed room offering double sized shower cubicle with fixed glazed screen with fitted chrome rising shower and fixed rain head shower unit above. High quality and very attractive light grey porcelain tiled walls, Villeroy and Boch wall mounted wash hand basin with folding normal and magnified mirror with automatic light above, low level WC with concealed cistern and chrome wall flush plate. shaver point, UPVC double glazed window to the rear, corniced ceiling with inset ceiling lighting, high level LED lighting and two useful toiletry recess spaces within the shower. The floor is finished in the same high quality porcelain tiles.

From the reception hall a turning staircase with wood handrail up to

GALLERIED FLOOR LANDING

Open plan to

LIVING ROOM 21' 4" x 14' 9" (6.50m x 4.49m)

Super room, carpeted, large UPVC double glazed window to the front affording some views down to Lelant Saltings and the coast towards Hayle. 3 further large rain sensitive remote controlled Velux windows with a white powder coat finish, giving this room an excellent degree of light, there is a further Velux skylight above the stairwell. Vaulted ceiling with inset ceiling lighting, multiple power points, aerial points and TV/ satellite point, two thermostatically controlled radiators, twin oak part glazed doors leading into the

KITCHEN / DINING ROOM

Very high quality kitchen with solid oak flooring, Dual aspect UPVC double glazed windows to the front with rain sensitive remote controlled Velux window to the rear. The kitchen

comprises quality white gloss handleless units with soft closers with a polished grey/black granite worktop over. Inset stainless steel one and half sink unit with mixer taps over and routed draining area, an extensive range of AEG integrated appliances include a fridge and freezer, double oven and grill, gas hob with filter and extractor hood and fan over and dishwasher. Attractive ceramic grey tiled splashback, vaulted ceiling with inset ceiling lighting, thermostatically controlled radiator

OUTSIDE

The property is approached via the road through a twin five bar timber gate onto grey brick paved driveway which could hold parking for a number of vehicles, there is a further five bar timber gate for pedestrian access also which in turn offers a grey brick paved ramped access to the front door. From the driveway steps lead up to the front door. To the front of the boundary is a hedge with galvanised safety railings. There is an outside tap, gas and electric boxes and external courtesy lighting. To one side of the property is a small lawned area with grey brick paved pathway leading around to the rear of the property and to the large built in studio/workshop

STUDIO / WORKSHOP 20' 5" x 6' 2" (6.22m x 1.88m)

Bespoke built with timber having twin opening part glazed panelled doors. Ample power points and light connected. The building tapers down to the corner of the plot.

SERVICES

All mains connected



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