



1, Furze Croft



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Nancledra, Penzance, TR20 8BB

St.Ives 3 Miles, Penzance 4 Miles, Hayle 6 Miles

A beautifully presented modern four bedroom family home situated in the highly desirable village of Nancledra, a short distance to St Ives and Penzance.

- Modern Family Home
- 4 Bedrooms
- 2 En-suite Shower Rooms
- Gardens
- Rural Location
- No Through Road
- Integral Garage
- Parking
- Freehold
- Council Tax Band D

Guide Price £595,000

SITUATION

Delightfully situated on the outskirts of the small rural village of Nancledra, Furze Croft is well located in an accessible, yet tucked away position.

To the north and surrounding St.Ives is an array of magnificent beaches, each with a character of their own. Porthmeor Beach with the world-famous Tate Gallery faces the Atlantic Ocean and is a favourite with surfers, whilst the beaches facing onto St Ives Bay are loved by families. The area also offers a wide range of leisure facilities including water sports and coastal walks whilst the challenging West Cornwall Golf Club overlooking the estuary is less than a mile away.

To the south is a wide arrange of towns and villages including the historic market town of Marazion, enjoying views of Mounts Bay and St.Michael's Mount, with Penzance offering many local amenities and the important main line to London.



THE PROPERTY

This welcoming, light modern family home offers generous accommodation arranged over three floors.

On the ground floor is a spacious bedroom with en-suite shower room, a useful utility room, and a large integral garage/workshop.

The first floor comprises of a well-proportioned living accommodation with a dual-aspect living room with views across the valley to the front and patio doors opening to the private rear garden. The kitchen offers a modern shaker-style range of base and eye level units with picture window and further doors to the rear patio.

On the second floor there are two double bedrooms, a superbly appointed master bedroom en-suite and family bathroom.

OUTSIDE

To the front is a well-manicured lawn bordered with plants leading to the front door with ample parking available with an off road gravelled area. Wooden stairs rise from the side to access the rear lawn.

To the rear is a beautiful garden mainly laid to lawn with raised planting beds and rear access. Patio doors access the dining room and living room.

SERVICES

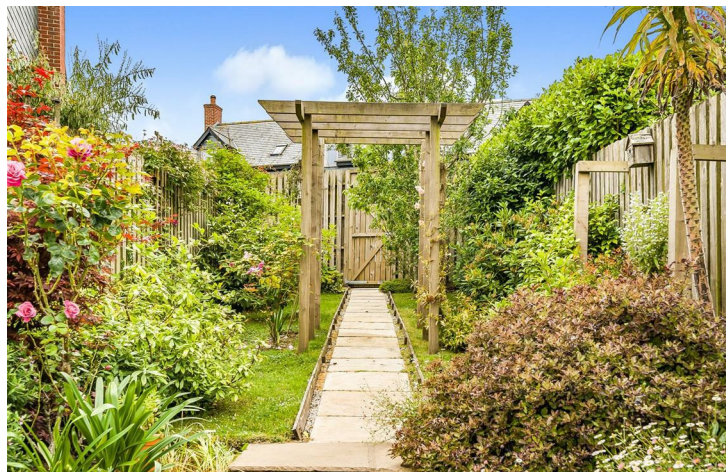
Mains Electricity & Drainage.
Private water
Electric Air Source Heat Pump

VIEWINGS

Strictly by prior appointment with the Truro Office on 01872 264488

DIRECTIONS

Leaving St.Ives, head towards Penzance on the B3311 and continue for around three miles until you enter the village of Nancledra. Once in the village you will cross a small bridge, take the right-hand turn signed Georgia, Furze Croft will be evident on your left-hand side a short distance along this road.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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