

CHRISTOPHERS

ESTATE AGENTS



A brand new, four bedroom detached property on a small select development of just four properties in the rural hamlet of Crowtown.



The property has been built to an exacting standard by a well regarded Cornish development company. The property has a lovely, light contemporary feel having a good blend of natural and modern finishes. The residence benefits from air source heating which supplies underfloor heating to both floors and has individual room thermostats.

The accommodation, in brief, on the ground floor, provides a generous entrance hallway, cloakroom, study/bedroom four, utility room and a super open plan living space with bi-fold doors leading on to the garden and a high spec kitchen. There is also a wood burner.

On the first floor there are three bedrooms, the master of which has a beautifully appointed en suite and there is also a beautifully appointed family bathroom. To the outside there is a parking space for two cars, whilst to the rear there is a nicely enclosed garden backing on to open countryside.

Crowntown is a lovely rural hamlet, a short drive from the market town of Helston with its extensive amenities with the West Cornwall coast being within easy reach. It is also approximately four and a half miles from the vibrant harbourside village of Porthleven with its eclectic mix of shops and restaurants clustered around the harbour. There is a drive of approximately seven miles to the main A30 which is the major road artery for Cornwall. The highly regarded Sithney primary school is a short stroll away.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With stairs to the first floor with glass balustrade, LVT flooring and LED spotlighting. There are doors to a built in double cupboard, bedroom four, w.c., utility room and opening to

LOUNGE/KITCHEN/DINER 7.24M X 5.26M (23'9" X 17'3")

An open plan lounge/kitchen/diner with LVT flooring, LED spotlighting and patio doors to the rear garden. A wood burner on a stone hearth acts as a focal point for the room.

KITCHEN AREA

A stylish, modern fitted kitchen with attractive working top surfaces incorporating a one and a half bowl sink unit with mixer over, cupboards and drawers under and wall cupboards over. An array of built in appliances include a hob with built in extractor, dishwasher, double oven and fridge/freezer. Outlook to the side.

UTILITY ROOM 2.06M X 1.52M (6'9" X 5')

Comprising working top surfaces with space for utilities and cupboards under, sink unit with drainer and mixer tap over and wall cupboards over. There is LVT flooring and spotlighting. Door to

PLANT ROOM

Housing the water tank with immersion heater and the underfloor heating manifold.

W.C.

Comprising a W.C. with concealed cistern, wall mounted washbasin with mixer tap over and a heated towel rail. The room has LVT flooring, LED spotlighting and a built-in bathroom mirror with touch sensitive lighting and an obscured window to the side.

BEDROOM FOUR 2.51M X 2.44M (8'3" X 8')

With outlook to the front.

STAIRS & LANDING

With doors to all remaining bedrooms. Access to the loft and door to a built in cupboard which houses the manifold for the upstairs underfloor heating.

MASTER BEDROOM 5.26M X 4.19M NARROWING TO 2.74M (17'3" X 13'9" NARROWING TO 9')

An 'L' shaped room with outlook to the rear over open countryside. There is LED spotlighting and door to

EN SUITE

Comprising a large walk-in shower cubicle, W.C. with concealed cistern and a wall mounted washbasin with mixer tap over and drawer under. There is a towel rail, bathroom mirror with touch sensitive LED lighting, tiled floor and walls, LED spotlighting.

BEDROOM TWO 4.11M X 2.67M (13'6" X 8'9")

With outlook to the front, over other properties, towards open countryside. The room has LED spotlighting.

BEDROOM THREE 3.12M X 2.44M (10'3" X 8')

Outlook to the front, over other properties, towards open countryside. The room has LED spotlighting.

BATHROOM

A suite comprising bath with mixer tap and shower over, wall mounted washbasin with mixer tap over and a W.C. with concealed cistern. There is a heated towel rail, tiled floor and wall, mirror with touch sensitive LED lighting, obscured window to the side and LED spotlighting.

OUTSIDE

There is a nicely enclosed garden at the rear with lawn and views back over open countryside and a paved patio seating area with bi fold doors back to the living area. Two allocated brick paved parking spaces at the front.

SERVICES

Mains electricity and water. Private drainage.

AGENTS NOTE

Each property within the development will pay a 25% share towards the maintenance of the private drive which will be owned by 2 Crown Close.

COUNCIL TAX BAND

TBC

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

2nd January 2024

2 CROWN CLOSE, CROWNTOWN, TR13 0AD

PRICE GUIDE £439,500



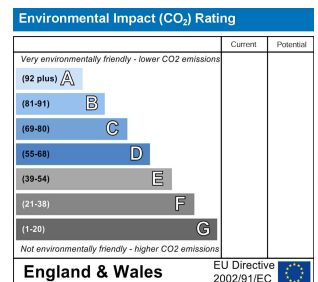
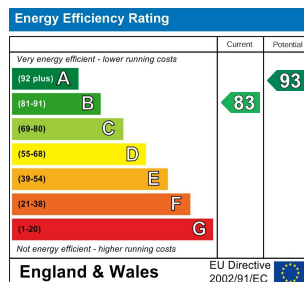
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