



Steamers Hill

Angarrack

Hayle

TR27 5JB

Guide Price £599,950

- BEAUTIFULLY PRESENTED DETACHED HOUSE
- INDIVIDUAL BUILD IN A NON ESTATE LOCATION
- SOUGHT AFTER VILLAGE
- 3 DOUBLE BEDROOMS WITH MAIN EN SUITE
- GOOD SIZE GARDEN, PARKING AND DOUBLE GARAGE
- OIL FIRED CENTRAL HEATING
- EPC RATING - C76



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1033.00 sq ft



ENTRANCE HALL

Wood flooring, stairs rising to the first floor, radiator, access to lounge, kitchen/dining room and cloakroom.

CLOAKROOM

Low level w.c, wash hand basin, tiled flooring, built in under stairs storage cupboard.

LOUNGE

18'2" x 11'5" (5.54 x 3.48)

A spacious and light triple aspect room with UPVC double glazed sash windows to the front and side with patio doors to the rear leading to the garden. Attractive wood burner with wooden mantle, television point, two radiators, recessed ceiling spotlights.

KITCHEN DINING ROOM

17'2" x 13'0" (5.23 x 3.96)

A well fitted modern room featuring a one and a half stainless steel sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, further range of matching base and eye level units with integral fridge freezer, dishwasher and washing machine, part tiled flooring, recessed ceiling spotlights, radiator, UPVC double glazed sash windows to the front and rear.

FIRST FLOOR LANDING

Velux window, radiator, access to loft space.

MASTER BEDROOM EN-SUITE

12'6" x 11'8" (3.81 x 3.56)

UPVC double glazed sash window to the front, radiator, recessed ceiling spotlights, range of fitted wardrobes, additional built in wardrobe, door to en-suite:

EN-SUITE

A fully tiled modern suite comprising a double shower cubicle with dual power shower over, low level w.c, wash hand basin, heated towel rail, UPVC double glazed obscure sash window to the rear.

BEDROOM 2

11'8" x 10'0" (3.56 x 3.05)

UPVC double glazed sash to the front, radiator, recessed ceiling spotlights.

BEDROOM 3

11'8" x 7'7" (3.56 x 2.31)

Radiator, recessed ceiling spotlights, UPVC double glazed sash window to the rear overlooking the gardens.

FAMILY BATHROOM

Panelled bath with dual power shower attachment over, low level w.c, wash hand basin, heated towel rail, tiled flooring and complimentary wall tiling, Velux window.

OUTSIDE

PARKING

To the front of the property there is a private driveway providing off road parking for 4 vehicles.

DOUBLE GARAGE

19'8" x 15'8" (5.99 x 4.78)

A superb detached double garage with electric door to the front with light and power connected. There is a staircase too te back of the garage leading to a very useful 16'0 x 9'2 roof space currently housing the oil fired boiler and with potential for conversion into accommodation subject to the necessary permissions.

GARDEN

To the rear there is a terraced garden with that is mainly lawned with a decked seating area, all very well enclosed by hedging and walling and enjoying a sunny aspect throughout the day.

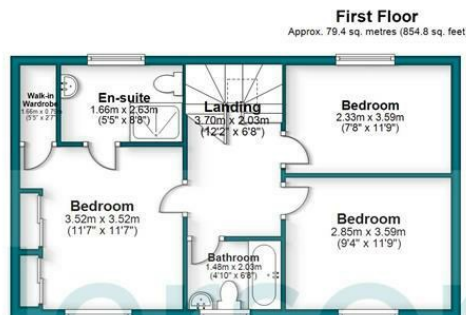
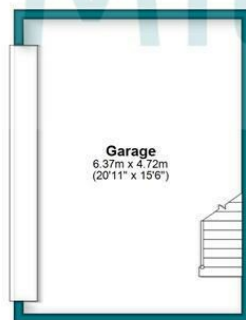
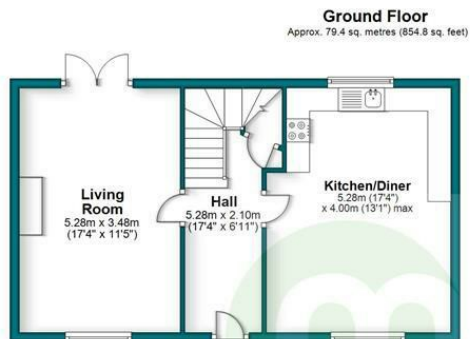


Directions To Property

Contact Us

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Valuation Request



Total area: approx. 158.8 sq. metres (1709.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	85
England & Wales		EU Directive 2002/91/EC	