



Polwithen Drive  
Carbis Bay  
TR26 2SN

Asking Price £500,000

- FOUR BEDROOM DETACHED BUNGALOW
- MASTER ENSUITE
- SUPERB REAR GARDEN WITH GARDEN BAR AND BUILT IN SEATING
- AMPLE OFF-ROAD PARKING AND GARAGE
- SOLAR PANELS
- SOUGHT AFTER RESIDENTIAL LOCATION
- A MUST SEE PROPERTY!



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1228.80 sq ft



4



2



1



B81

Entrance door into-

#### ENTRANCE PORCH

4'10 x 3'7 (1.47m x 1.09m)

Tiled floor, built in storage cupboard, double glazed window to the front, door to..

#### LOUNGE

18'11 x 11'10 (maximum measurement) (5.77m x 3.61m (maximum measurement))

Laminate flooring, heating radiator, double glazed window to front and side aspect, inset ceiling spot lights. Door to-

#### HALLWAY

Laminate flooring, inset ceiling spot lights, various doors leading off, loft hatch, built in cupboard, door to..

#### KITCHEN / BREAKFAST ROOM

23'7 x 8'11 (7.19m x 2.72m)

Fitted with a range of contemporary, high gloss base and wall mounted kitchen units with black quartz work surfacing, undermount one and half bowl sink with mixer tap, integrated oven and grill, Neff electric hob with stainless steel and glass extractor above, integrated dishwasher.

Double glazed window to the side, tiled flooring, heating radiator, inset ceiling spot lights, space for American style fridge freezer.

Steps from the kitchen area lead down to-

Dining area- Tiled floor, heating radiator, double glazed window to the rear and side aspect, double glazed door leading onto rear decking.

Door into integral garage and further door into..

#### BEDROOM

11'9 x 9'3 (max into wardrobe) (3.58m x 2.82m (max into wardrobe))

Fitted carpet, double glazed window to the side, inset ceiling spot lights.

Off the main hallway door leading into..

#### BEDROOM

10'6 x 10'2 (3.20m x 3.10m)

Fitted carpet, double glazed window to the front, heating radiator, built in wardrobes, inset ceiling spot lights, door into

#### ENSUITE SHOWER ROOM

8'6 x 2'8 (2.59m x 0.81m)

Shower cubicle with mains fed shower, tiled surround and bi folding door, wash hand basin with vanity unit below, low level w/c, towel rail, obscured double glazed window to the side.

#### BEDROOM

11'7 x 8'10 (max into wardrobe) (3.53m x 2.69m (max into wardrobe))

Fitted carpet, inset ceiling spot lights, heating radiator, double glazed window to the rear, built in wardrobe.

#### BEDROOM

9'11 x 8'10 (3.02m x 2.69m)

Fitted carpet, heating radiator, double glazed window to the rear, inset ceiling spot lights, built in wardrobe.

#### OUTSIDE

The property is accessed via a bricked paved driveway, providing parking for up to four cars, enclosed by hedging and fencing, with step up to the front door.

The driveway provides access to..

#### INTEGRAL GARAGE

17'5 x 8'6 (5.31m x 2.59m)

Fitted with a roller door, power and light supplied, space and plumbing for a washing machine, and tumble drier. Door to dining area.

#### REAR GARDEN

A particular feature of this property is the delightful rear garden which has been designed for low maintenance in mind and offers a great space for entertaining and Al fresco dining.

There is a large wooden decked terrace with steps down to a further decked area with ample space for sun loungers, table and chairs.



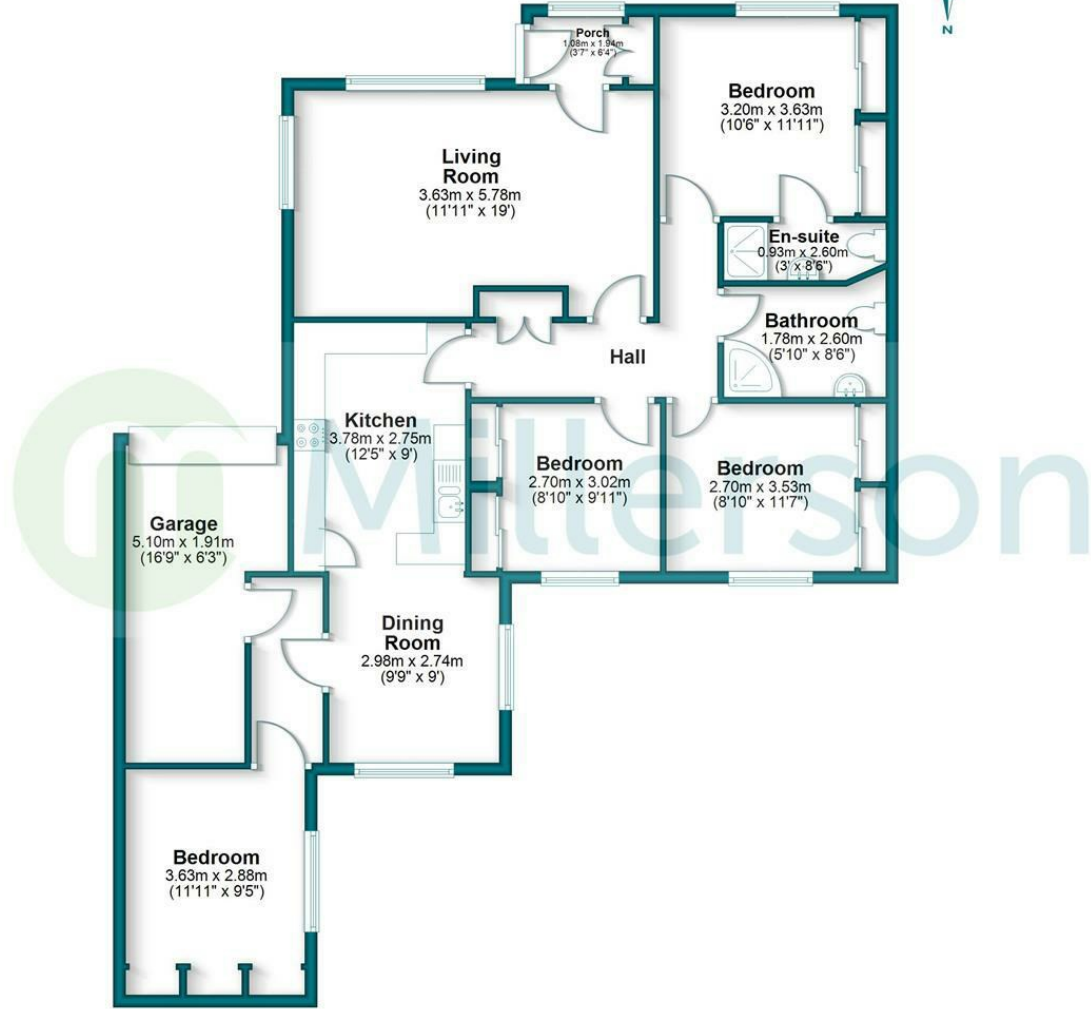
A superb garden bar with built in barbeque oven. Curved concrete seating area with integrated fire pit.

#### AGENTS NOTE

The property benefits from solar panels which are owned by our client and will be transferred to the new owner on completion.



**Ground Floor**  
Approx. 114.2 sq. metres (1228.8 sq. feet)



Total area: approx. 114.2 sq. metres (1228.8 sq. feet)

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

## Directions To Property

From our St Ives office, proceed towards Carbis Bay via the A3074. Take the turning right by the Atlantic Hotel and continue up this road and turn left onto Polwithen Drive. The property will soon be seen on your left hand side.

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## Valuation Request

