



Higher Stennack  
St. Ives  
TR26 1BH

Asking Price £475,000

- Architect Design Detached House
- 3 Double Bedrooms
- 2 Bathrooms
- Open Plan Lounge Kitchen Dining Room
- Driveway Parking
- Garage
- Gas Central Heating
- Double Glazing
- Low Maintenance Rear Garden
- Epc - C74



Tenure - Freehold

Council Tax Band - D

Floor Area - 1065.63 sq ft



### Entrance

Double glazed front door opening into

### Reception Hall

Carpet. Radiator. Carpeted stairs rising to the first floor open plan lounge kitchen dining room. Doors opening into:

### Master Bedroom

12'07 x 10'01 (3.84m x 3.07m)

Carpet. Radiator. Double aspect double glazed windows to the front and side aspect. Wardrobe. Door into:

### Ensuite

4'09 x 4'04 (1.45m x 1.32m )

Carpet. Dual flush low level W/c. Corner shower with shower above of the mains. Glass bowl vanity basin. Radiator. Extractor fan.

### Bathroom

7'09 x 5'06 (2.36m x 1.68m)

Carpet. Radiator. Dual flush low level W/c. Panel bath with shower above of the mains. Pedestal hand wash basin. Vanity mirror Tiled splashbacks and surrounds. Obscure double glazed window to the side aspect.

### Bedroom

12'00 x 10'04 (3.66m x 3.15m)

Carpet. Radiator. Double glazed window to the rear aspect.

### Bedroom

12'00 x 10'03 (3.66m x 3.12m)

Carpet. Radiator. Double glazed window to the rear aspect. Large mirror fronted wardrobe.

Returning to the reception hall, the carpeted stairs rise up into:

### Open Plan Lounge Kitchen Dining Room

#### Lounge Area

16'04 x 15'07 (4.98m x 4.75m )

Laminate flooring throughout. 2 x radiators. Velux windows to the side aspect. Double glazed feature window to the front aspect.

### Kitchen Dining Room Area

16'04 11'10 (4.98m 3.61m)

Laminate flooring. Base level units and drawers incorporating a dishwasher and fridge freezer with high polished granite worksurfaces above incorporating a stainless steel sink drainer with mixer tap above. Recess housing a 5 ring gas cooker with stainless steel splashbacks and extractor fan above. Eye level units. Velux window.

### Outside

To the front of the property is a gravelled driveway offering parking for 2/3 cars and leads to:

### Garage

18'11 x 10'06 (5.77m x 3.20m )

Metal up and over door. Power and light connected. To the ear of the garage is a utility area where there is plumbing for a washing machine and tumble dryer. Wall mounted gas boiler. Double glazed obscure door to the side leading out onto the side garden.

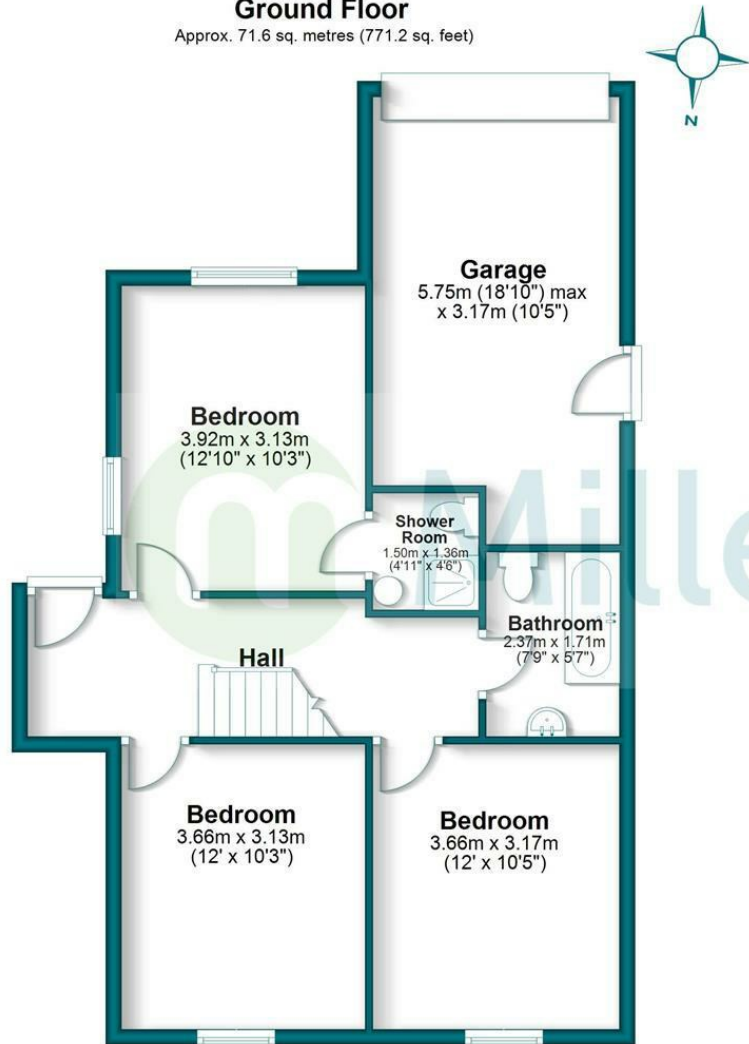
### Outside Cont'd

To either side of the property is gravelled pathways leading around to the rear of the property. There are raised flowerbeds housing a profusion of specimen shrubs and plants and is enclosed. The rear garden is gravelled and is again enclosed and creates the ideal seating area and offers a high degree of privacy.



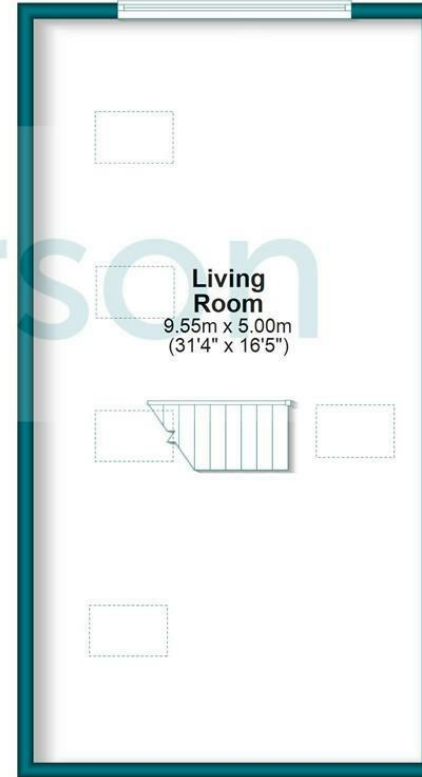
### Ground Floor

Approx. 71.6 sq. metres (771.2 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 119.4 sq. metres (1285.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>74</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 Tregenna Place head up The Stannack passing over the mini roundabout. Upon reaching the double mini roundabouts proceed straight on passing The Leach Pottery. Continue on for approx 100 yards where the property will be found on your right.

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

## Valuation Request

