



Chapel Lane  
Hayle  
TR27 4LS

Asking Price £475,000

- Detached Home
- 5 Bedrooms
- Master Bedroom
- Parking for 4 cars
- Walking Distance to Town and Schools
- Stunning Kitchen Dining Room
- Enclosed Garden to Front and Rear
- Far Reaching Views From Master Bedroom
- Double Glazed
- Viewing Advised





Tenure - Freehold

Council Tax Band - D

Floor Area - 1762.00 sq ft



### Entrance

Double glazed front door opening into

### Reception Hall

High gloss laminate flooring. Carpeted stairs leading to the first floor with handrail to side and spindles below. Doors opening into:

### Living Room

19'07 x 14'06 (5.97m x 4.42m )

High gloss laminate flooring. Double glazed sliding patio doors to the front aspect overlooking the enclosed front garden. Radiator with fretwork covering and mantle above. Door leading back into the reception hall.

### Bedroom

13'06 8'11 (4.11m 2.72m)

High gloss laminate flooring. Radiator. Double glazed window to the rear aspect.

### Bedroom

10'02 x 9'11 (3.10m x 3.02m)

High gloss laminate flooring. Radiator. Double glazed window to the rear aspect.

### Shower Room

Tiled flooring. Wall hung vanity hand wash basin. Dual flush low level W/c. Double size shower tray with shower above of the mains. Extractor fan. Large vanity mirror.

### Kitchen Dining Room

19'04 x 10'02(at widest point) (5.89m x 3.10m(at widest point) )

Tiled effect laminate flooring. Radiator. Range of base level units and drawers incorporating a dishwasher. Stone worksurfaces above with an integrated 1 1/4 Stainless steel sink with carved drainer to side. \$ ring hob with a glazed splashback. Eye level double oven and grill. Eye level units. Double glazed window to the rear aspect overlooking the rear garden. Double glazed door giving access into the rear garden.

### Utility Room

10'00 x 7'01 (3.05m x 2.16m)

Plumbing for a washing machine and tumble dryer. Wall mounted gas boiler. Double glazed window to the side aspect. Door into:

### Store/Garage

12'02 x 9'10 (3.71m x 3.00m)

This great storage space has an electric roller door and has power and light connected.

Returning to the reception hall are carpeted stairs with handrail to side with spindles below. Leading up to:

### Landing

Carpet. Doors leading into:

### Master Bedroom

15'09 x 13'08 (4.80m x 4.17m)

Carpet. Radiator. Double glazed dormer window to the front aspect offering far reaching countryside views towards West Cornwall Golf Club. Large walk in wardrobe offering hanging space and shelving to the rear. Door into:

### Ensuite

9'08 x 6'01 (2.95m x 1.85m)

Vinyl flooring. Panel bath with shower above of the mains. Dual flush low level W/c. Pedestal hand wash basin. Radiator. Velux window.

### Bedroom

12'06 x 6'02 (3.81m x 1.88m )

Carpet. Radiator. Velux window to rear. This room is currently being used as a dressing room.

### Shower Room

7'06 5'11 (2.29m 1.80m)

Vinyl flooring. Vanity hand wash basin set into a unit with vanity cupboard and drawers below and a vanity mirror above. Bidet. Dual flush low level W/c. Shower cubicle with glazed doors and an electric shower above. Radiator. Velux window.



### Bedroom

20'03 x 12'10 (6.17m x 3.91m)

Carpet. Fret work covered radiator. Double glazed dormer window to the front aspect. Velux to the rear.

### Outside

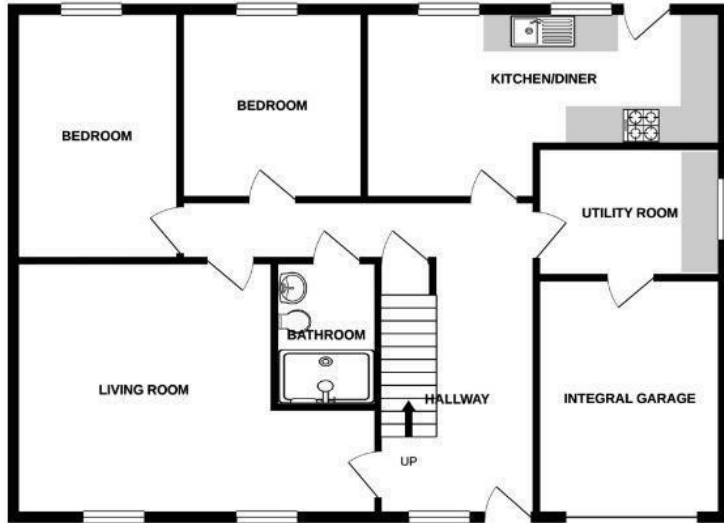
The property is approached via a long driveway leading up to the parking area for 4 cars. The front garden is fully enclosed and should prove suitable for both children and pets. This area of garden is currently laid to astro turf for ease of maintenance and creates the ideal sun bathing area. The garden extends around to the side where there is a raised patio terrace and shed. The path continues around to the rear and is terraced and again laid to astro turf for ease of maintenance this area is enclosed by picket fencing and creates the ideal safe play area for children. Outside tap. From the rear there is further access around the house leading back to the front.



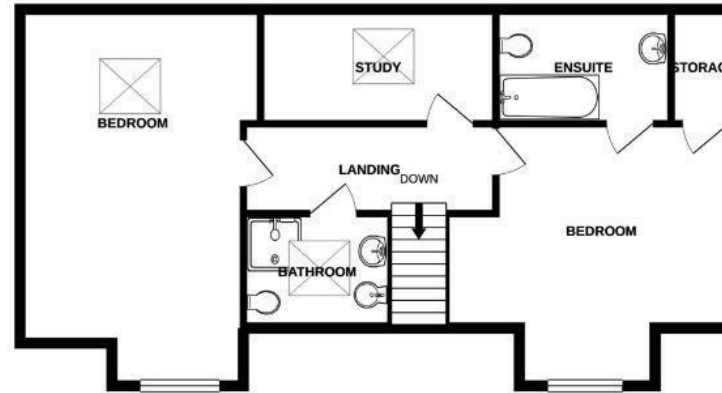
## Directions To Property

From our Hayle office continue along Fore taking the second right into Chapel Lane. Proceed up chapel lane where the driveway for the property will be found on your left.

**GROUND FLOOR**  
1049 sq.ft. (97.4 sq.m.) approx.



**1ST FLOOR**  
713 sq.ft. (66.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1762 sq.ft. (163.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(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	

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## Valuation Request



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