



Hendra Vean

Carbis Bay

St. Ives

TR26 2LF

Asking Price £650,000

- Seaward Side Of Carbis Bay
- Large Deatched Bungalow
- Stunning Large Rear Garden
- Large Driveway and Garage
- Stunning Kitchen
- Family Room
- Dining Room
- Living Room
- 3 Bedrooms Master Ensuite
- Viewing Advised



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1140.97 sq ft



Entrance

Double glazed front door opening into:

Reception Porch

Tiled flooring. Storage cupboards. Obscure double glazed windows to the side and front. Double glazed door with picture windows to side leading into:

Reception Hall

Laminate flooring. Radiator. Loft access. Storage cupboards one with a radiator within. Doors leading into:

Living Room

16'00 x 15'05(into bay) (4.88m x 4.70m(into bay))
Carpet. 2 x radiators. Feature fireplace with surround and mantle above and a gas fire inset. Storage cupboard to side. Double glazed window to the side aspect. Double glazed bay window to the front aspect offering a sea glimpse.

Bedroom

11'01 x 7'11 (3.38m x 2.41m)
Carpet. Radiator. Double glazed window to the side aspect offers a sea glimpse. Wardrobe.

Bathroom

8'03 5'00 (2.51m 1.52m)
Tiled flooring. Bath with a rainfall shower above and a separate shower hand attachment. Hand wash basin with cupboard below. Dual flush low level W/c. Ladder towel rail. Full tiled surrounds and splashbacks. Obscure double glazed window to the side aspect.

Master Bedroom

21'05(max) x 10'04 (6.53m(max) x 3.15m)
Carpet.. 2 x radiators. fitted wardrobe. Double glazed window to the side and rear aspect overlooking the rear garden. Door into:

Ensuite

6'07 x 5'01 (2.01m x 1.55m)
Laminate flooring. Dual flush low level W/c. Shower with glazed door and a rainfall shower above with a separate shower hand

attachment. basin set into a unit with drawers below. Ladder towel rail. Obscure double glazed window to the side aspect.

Bedroom

10'08 x 7'07 (3.25m x 2.31m)
Carpet. radiator. Double glazed window to the rear aspect looking into the conservatory. Wardrobe

Kitchen, Dining, family Room

27'07 x 15'11(max) (8.41m x 4.85m(max))
laminate flooring throughout. Base level units and drawers incorporating a dishwasher with high polished granite worksurfaces and upstands above with a integrated Belfast style sink. Recess for a gas cooker with a stainless steel extractor fan above. Eye level units. Recess creating the ideal space for an American style fridge freezer. Radiator. Within the family room area are large double glazed sliding patio doors giving access into the garden. Radiator. Double glazed sliding doors into.

Conservatory/Dining Room

10'07 x 10'04 (3.23m x 3.15m)
Laminate flooring. Radiator. Double glazed patio doors opening onto the garden.

Outside

To the front of the property is a large area of brick paved driveway parking for a number of cars. To the front and side is a gravelled garden that is surrounded by mature shrubs and plants and fencing. From the driveway is access into:

Garage

10'07 x 10'04 (3.23m x 3.15m)
Electric roller door. Power and light connected. Storage area above. Courtesy door to side leading into the side garden that leads around into the rear garden.

Rear Garden

This large rear garden has been lovingly tended too and offers a high degree of privacy. There is a large patio area creating the ideal Alfresco dining area, sunbathing area or area just to sit back relax and enjoy the sun. Beyond the the patio is a large area of



lawn with incorporating a mature flowerbed housing a number of specimen shrubs and plants. Within the lawn is a mature Japanese Dogwood tree. To the rear of the garden is a garden shed and to the side is a recently erected summerhouse that has power and light connected and creates the ideal artist studio or homeworking office space.. To the side of the property is access into:

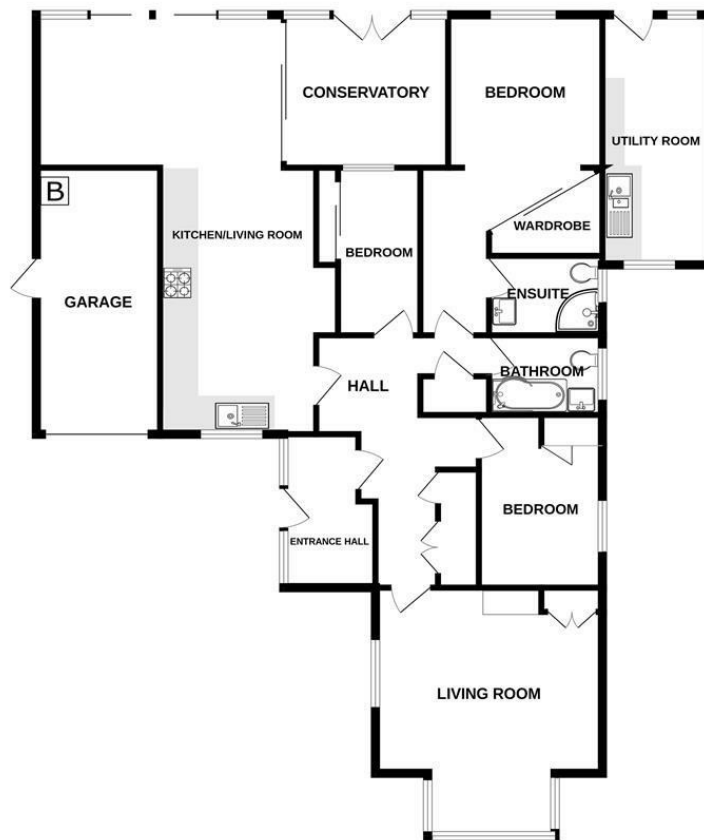
Utility Room/Garden Store

16'01 x 6'10 (4.90m x 2.08m)

Plumbing for a washing machine and tumble dryer. Base level units and drawers with worktop above incorporating a stainless steel 1 11/4 sink drainer. Double glazed window to the front.



GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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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Directions To Property

From St Ives, head through Carbis Bay turning left into Portrepta Road signposted for Carbis Bay beach. Turn first right and at the T junction turn left and the property will be found on your left.

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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