



Sandyacres

Loggans

Hayle

TR27 5BA

Asking Price £559,950

- Brand New Build
- Air Source Heat Pump
- Open Plan Living
- Snug or Bedroom 5
- 4 Bedrooms
- 3 Bathrooms
- Driveway Parking for 3 to 4 Cars
- Low Maintenance Garden
- Close to Beach
- Viewing Advised



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Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 1400.00 sq ft



4



3



1



B87

The Property & Location

This brand new home offers spacious living throughout with the benefit of ample driveway parking and low maintenance garden to the rear. The home is warmed via an air source heat pump. The open plan living space is a real feature of the home. There are 4 bedrooms of which 2 offer ensuite facilities. The ground floor also offers a snug or office which could also become a 5 bedroom. Located only a short walk from The Towans and the beach. The A30 is very accessible as is the market town of Hayle as is Marks and Spencer, Next and Lidl's

The property has been built by one of the West Cornwall's finest independent builders and the property is built to the highest of standards along with incorporating many quality fittings. The property is sold with No Chain.

Entrance

Composite front door leading into:

Reception Porch

9'10 x 4'09 (3.00m x 1.45m)

Double glazed windows to the front aspect offering countryside views. Quad pane door leading into:

Reception Hall

Turning stairs rising to the first floor landing. Doors opening into:

Snug/Office/Bedroom

12'09 x 10'07 (3.89m x 3.23m)

Double aspect double glazed windows to the front and side aspect offering countryside views

Bedroom

11'08 x 10'07 (3.56m x 3.23m)

Double glazed window to the front aspect

Bathroom

10'07 x 8'07 (3.23m x 2.62m)

This large bathroom offers a Duravit Suite comprising of a panel bath with a rainfall shower above and a separate shower hand attachment. Low level W/c. Hand wash basin set into a unit with

vanity drawers below and a vanity mirror above. Obscure double glazed window to the side aspect. Extractor fan.

Open Plan Lounge Kitchen Dining Room

26'08 x 14'07 (8.13m x 4.45m)

This large open plan living space offers sliding patio doors to the rear aspect leading out onto the rear garden. Within the kitchen area are a range of base level units and drawers incorporating a dishwasher with worksurfaces incorporating a 4 ring hob with glazed splashback and extractor fan above. Integrated 1 1/4 stainless steel sink drainer. Eye level oven grill with a combi microwave above. Integrated fridge and freezer. Door leading into:

Utility Room

5'06 x 5'04 (1.63m x 1.63m)

Base level units with work top above and recess below for a washing machine. Stainless steel sink drainer. Double glazed window to the side aspect

Returning to the reception hall, there are turning stairs rising up to:

Landing

Hand balustrade with spindles below. Velux window. Doors opening into:

Master Bedroom

14'06 x 14'04 (4.42m x 4.37m)

2 x Velux windows. Large recess creating the ideal space for a wardrobe or for one to be fitted. Door opening into:

Ensuite

9'02 x 4'08 (2.79m x 1.42m)

Roca hand wash basin with vanity cupboard below. Duravit dual flush low level W/c. Shower cubicle with a rainfall shower above and a separate shower hand attachment. Velux to the side aspect.

Bedroom

8'10 x 6'05 (2.69m x 1.96m)

Velux window to the side aspect.



Bedroom

13'05 x 9'04 (4.09m x 2.84m)

Velux window. Large walk in wardrobe measuring 13'01 x 4'09. Door access a storage area and further doorway accessing the airing cupboard where the manifold for the underfloor heating and hot water cylinder is located. Door into

Ensuite

6'01 x 5'05 (1.85m x 1.65m)

Dual flush low level W/c. Wall hung vanity hand wash basin with vanity drawers below. Shower with electric shower above and glazed surrounds and door. Extractor fan. Velux window.

Outside

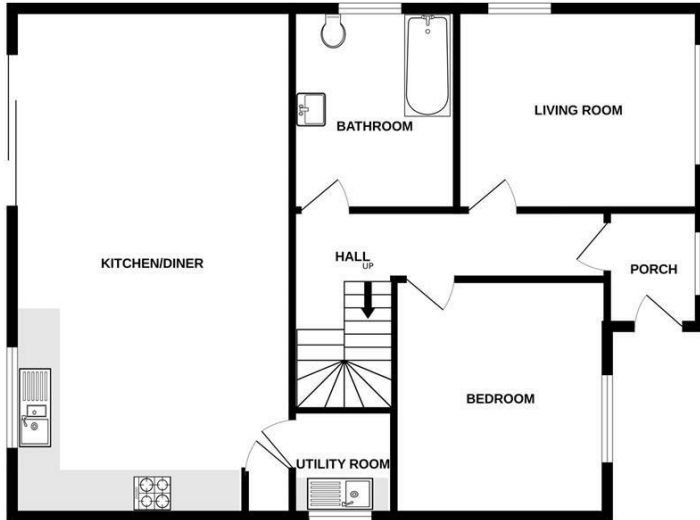
To the front of the property is brick paved parking for up to 3 to 4 cars. To either side are gravelled paths leading around to the rear where there are steps leading up to a raised patio garden with gravelled area to side. The rear garden offers a high degree of privacy and seclusion.



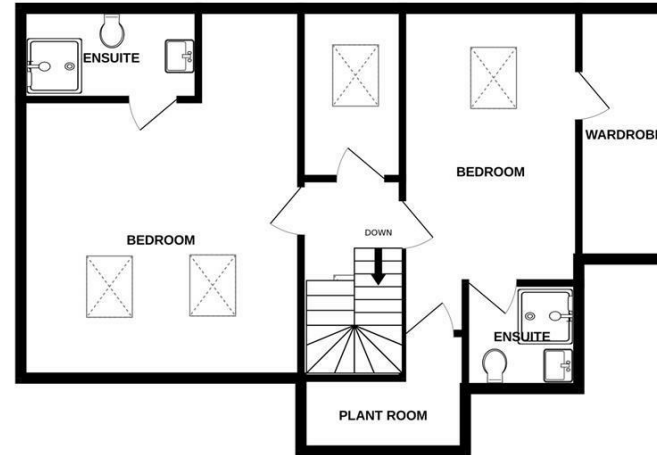
Directions To Property

From Hayle town head towards Lidl's. At the mini roundabout turn left onto the Gwithian Road. Turn left signposted Sandyacres. Continue along the lane towards the beach and the property will be found on your right.

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Valuation Request



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