



 Millerson
Select

Charlyn Penbeagle Way

St Ives

Asking Price £485,000

CHARLYN PENBEAGLE WAY

St Ives

- STUNNING NEARLY NEW HOME
- 3 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN LIVING
- AIR SOURCE HEAT PUMP
- AMPLE DRIVEWAY PARKING AND GARAGE
- ENCLOSED GARDEN
- UTILITY ROOM
- PHOTOVOLTAIC PANELS
- VIEWING ADVISED

Welcome to this stunning nearly new detached house located on Penbeagle Way in the picturesque town of St Ives. This property boasts a modern design with three bedrooms and two bathrooms, perfect for a family looking for a comfortable and stylish home.

As you step inside, you are greeted by a spacious open reception hall which leads into the open plan living area, ideal for entertaining guests or simply relaxing with your loved ones. The property features an air source heat pump, ensuring that you stay warm and cosy during the colder months while being energy efficient.

With ample parking, a garage, and a garden, this house offers both convenience and outdoor space for you to enjoy. Whether you're looking to host summer barbecues or simply unwind in your own private sanctuary, this property has it all.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of living in this beautiful property.





The Property

Constructed by one of West Cornwall's finest building firms, the home has been constructed with the environment and modern family living in mind. Warmed via an air source heat pump and benefitting from photovoltaic panels To the front of the property is ample driveway parking which leads to the single garage. As you enter the home the feeling of calm and quality engulf you. The spacious reception hall leads into the open plan living space that oozes quality and style. leading from the kitchen is access into the utility room with all appliances built in. There 3 bedrooms and a family bathroom set over the first floor. To the rear is an enclosed garden that offers a high degree of privacy. Viewing of this quality home is advised.

Entrance

Twin pane composite front door opening opening into:

Reception Hall

This spacious reception hall offers a light an airy reception area with engineered fast fix real oak flooring with underfloor heating. Double glazed picture window to the front aspect. Cloak cupboard offering the ideal storage space for coats and shoes and offering shelving, wall mounted consumer unit. Carpeted stairs rising to the first floor landing. Archway into:

Open Plan Lounge Kitchen Dining Room

32'06 x 11'04 (9.91m x 3.45m)

Engineered fast fit real oak flooring throughout with underfloor heating. Double glazed window to the front aspect. Integrated ceiling spot lights. Within the kitchen area are base level units and drawers incorporating a fridge and dishwasher. Worksurfaces above with an integrated 4 ring hob with oven grill below and extractor fan above. Tiled splashbacks and surrounds. Breakfast bar area. 1 1/4 stainless steel sink drainer with a Swan neck mixer tap above. Double glazed window to the rear

aspect over looking the enclosed rear garden. Patio doors opening onto the rear garden . Door opening into:

Utility Room

7'01 x 6'09 (2.16m x 2.06m)

Engineered fast fit real oak flooring with under floor heating. Base level units incorporating a washing machine, tumble dryer and freezer with work top above. Double glazed window to the rear aspect. Shelving.

Returning to the reception hall, door opening into:

Shower Room

7'00 x 6'05 (2.13m x 1.96m)

Engineered fast fix real oak flooring. with underfloor heating. Shower with glazed surrounds and a rainfall shower head above with a separate shower hand attachment. Low level W/c with a concealed cistern. vanity hand wash basin set into a unit with a vanity cupboard below and a vanity mirror with light above. Tiled splashbacks and surrounds. Extractor fan .

From the reception hall are carpeted stairs rising to:

Landing

Hand balustrade with spindles below. Carpet. Velux window. Loft access., Airing cupboard housing the pressurised hot water cylinder. Door opening into:

Bedroom 3

10'07 x 7'00 (3.23m x 2.13m)

Carpet with under floor heating. Double glazed window to the rear aspect.

Master Bedroom

16'11 x 11'04 (5.16m x 3.45m)

Carpet with underfloor heating. Double glazed window to the rear aspect.



Bedroom 2

14'02 x 11'04 (4.32m x 3.45m)

Carpet with underfloor heating. Double glazed window to the front aspect.

Bathroom

8'05 x 7'00 (2.57m x 2.13m)

Vinyl flooring. Dual flush low level W/c. Vanity hand wash basin set into a unit with cupboard below and vanity mirror with light above. Panel bath. Shower with rainfall shower head above and a separate shower hand attachment. Ladder towel rail. Extractor fan. Obscure double glazed window to the front aspect. Velux window.

Outside

To the front of the property is a brick paved driveway for up to 3 to 4 cars. Charging point for an electric car. The driveway leads into:

Garage

23'05 x 9'05 narrowing to the rear to 6'10 (7.14m x 2.87m narrowing to the rear to 2.08m)

Metal up and over door. Door to the rear opening into:

Workshop

6'06 x 6'01 (1.98m x 1.85m)

Power and light connected. Double glazed door opening onto the rear garden.

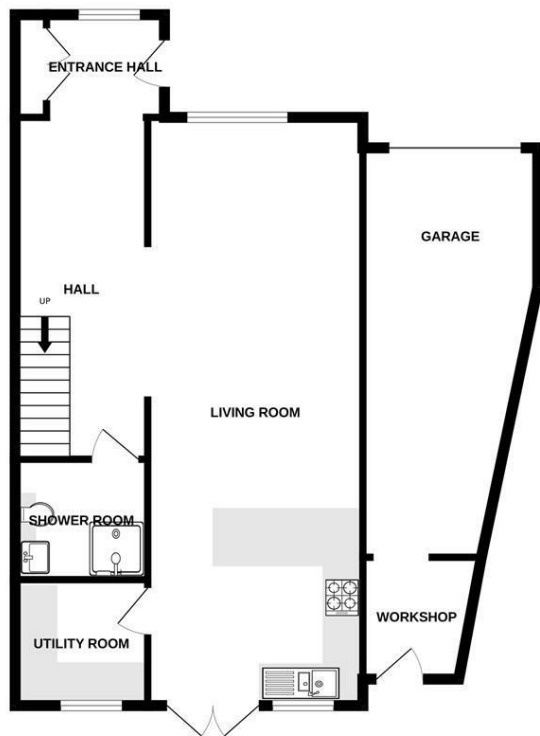
Rear Garden

Accessed via the patio doors in the kitchen area. The rear garden has been laid to composite decking for ease of maintenance. with raised pebbled beds and mature flower beds beyond the garden creates the ideal area to sit back relax and enjoy those lazy sunny afternoons. The garden offers a high degree of privacy and seclusion.

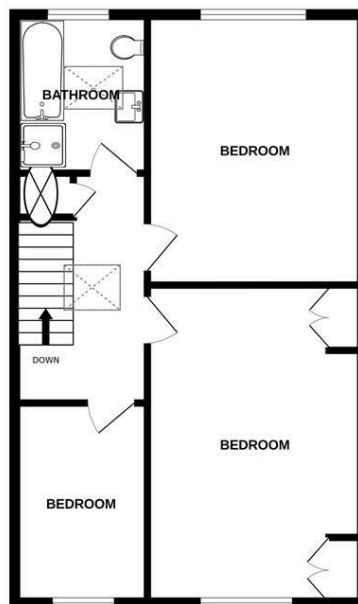
Agents Note

In accordance with the Estates Agents Act and legislation we must inform you that the vendors of this property are relations to a member of Millerson staff.

GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1445 sq.ft. (134.2 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	100	100
(92 plus) A		
(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	

TO ARRANGE A VIEWING PLEASE CONTACT

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