



Sparrow Close  
Hayle  
TR27 5GA

Price Guide £335,000

- EXTREMELY WELL PRESENTED, MODERN FAMILY HOME
- 3 BEDROOMS WITH THE MASTER EN-SUITE
- SPACIOUS ACCOMMODATION
- CLOSE TO MANY AMENITIES, SCHOOLING AND TRANSPORT LINKS
- SPACIOUS KITCHEN DINER
- OFF ROAD PARKING FOR 2 VEHICLES
- PRIVATE, ENCLOSED LAWNED GARDEN



Tenure - Freehold

Council Tax Band - C

Floor Area - 904.70 sq ft



#### HALLWAY

Stairs rising to the first floor, radiator, access to lounge, kitchen diner and w.c.

#### LOUNGE

15'9 x 10'6 (4.80m x 3.20m)

UPVC double glazed window to the front, two radiators, television point.

#### KITCHEN DINER

17'8 x 9'9 (5.38m x 2.97m)

A spacious, light and airy kitchen diner with window to the rear and double doors leading to and overlooking the garden. One and a half sink unit with adjoining work surfaces incorporating a 4 ring gas hob with oven below and extractor over, extensive range of matching base and eye level units with integrated dishwasher, washing machine and fridge freezer, large built in storage cupboard, space for dining table.

#### DOWNSTAIRS W.C

6'2 x 3'1 (1.88m x 0.94m)

Dual flush w.c, pedestal wash hand basin, radiator, extractor fan.

#### FIRST FLOOR LANDING

Access to loft space, 2 built in storage cupboards, access to 3 bedrooms and family bathroom.

#### MASTER BEDROOM EN-SUITE

10'5 x 9'7 (3.18m x 2.92m)

UPVC double glazed floor to ceiling window to the front, radiator, built in double wardrobe, door to en-suite shower room.

#### EN-SUITE

6'6 x 2'4 (1.98m x 0.71m)

A modern suite comprising integrated shower cubicle with dual shower over, low level w.c, pedestal wash hand basin.

#### BEDROOM 2

11'1 x 6'7 (3.38m x 2.01m)

Radiator, UPVC double glazed window to the rear with superb views towards Hayle Towans.

#### BEDROOM 3

10'10 x 6'3 (3.30m x 1.91m)

UPVC double glazed window to the rear again with stunning views, radiator.

#### FAMILY BATHROOM

6'3 x 7'0 (1.91m x 2.13m)

A modern suite featuring a panelled bath with shower over, low level w.c, pedestal wash hand basin, heated towel rail, complementary wall tiling.

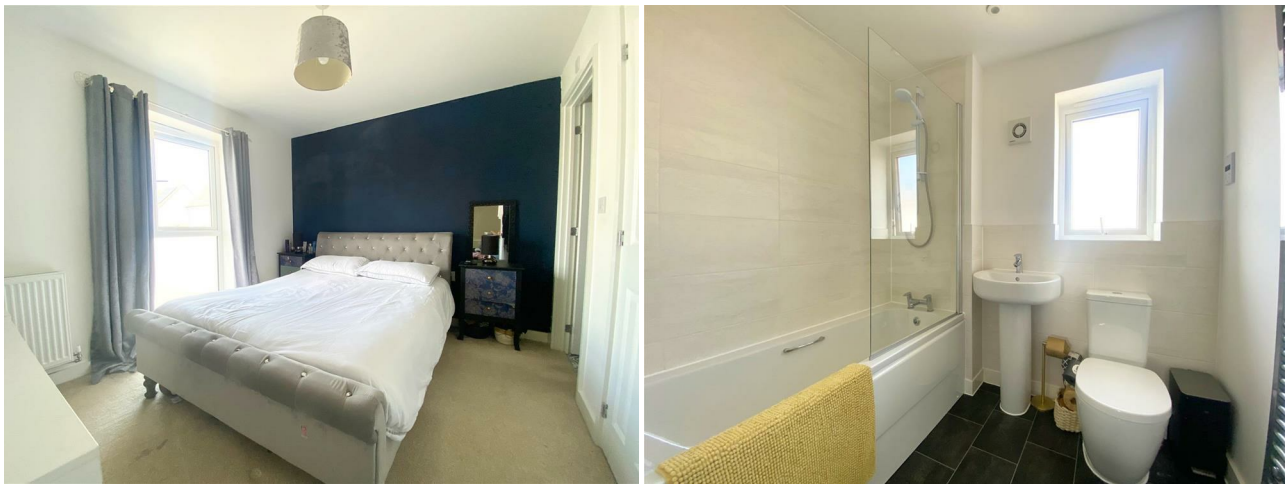
#### OUTSIDE

#### PARKING

To the front of the property there is off road parking for 2 vehicles. There is gated access to the side leading to the rear garden.

#### REAR GARDEN

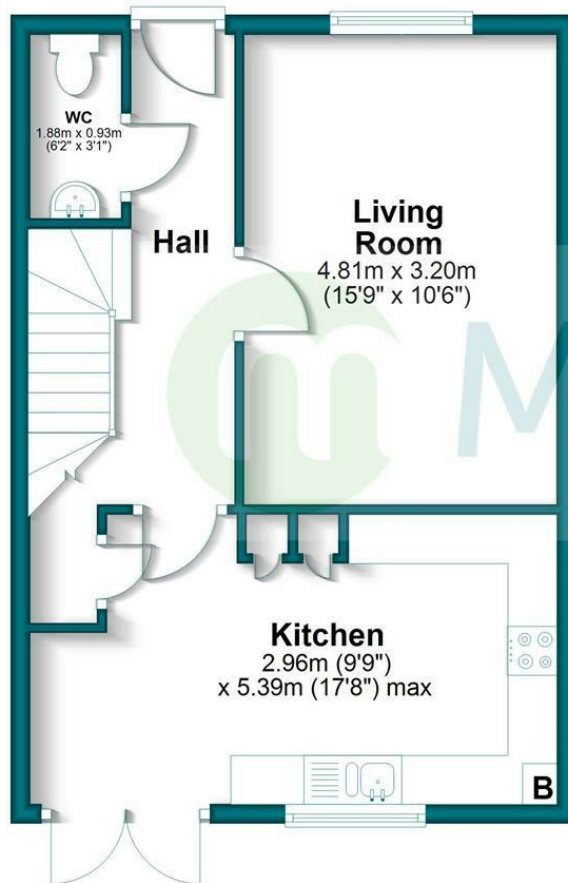
There is a well enclosed, private garden to the rear with patio, good size lawn and gate to the side.



## Directions To Property

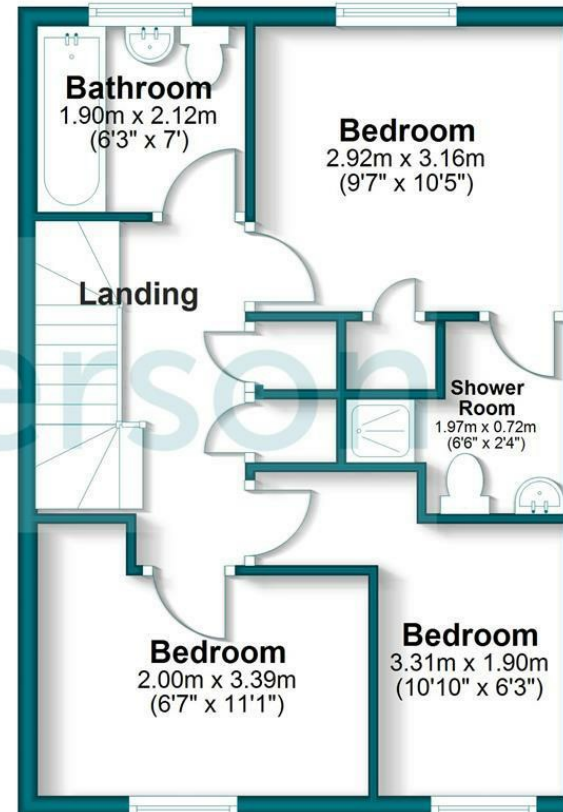
### Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 84.0 sq. metres (904.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

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Valuation Request

