



Greenbank  
Connor Downs  
Hayle  
TR27 5DA

Asking Price £625,000

- Large Detached Bungalow
- 4 Bedrooms(Master En Suite)
- Large Lounge Dining Room
- Large Stunning Kitchen Breakfast Room
- Driveway Parking for 5 to 6 Cars
- Double Garage
- Large Enclosed Rear Garden
- Double Glazed Throughout
- Gas Central Heating
- EPC Ordered



Tenure - Freehold

Council Tax Band - E

Floor Area - 1399.31 sq ft



4



2



1



C69

### The property

Welcome to this charming property located in the village of Connor Downs,. This large detached bungalow boasts ample space with 4 bedrooms, including a master en suite, perfect for a growing family or those who love to host guests. The property features a large lounge dining room, ideal for entertaining or creating separate living spaces. With two bathrooms, there will be no more queuing for the shower during busy mornings. Recently redecorated, this home offers a fresh and modern feel throughout. The large garden incorporates a large patio area creating the ideal space for Alfresco dining or sunbathing area for those lazy sunny summer days. Situated in a peaceful village setting, you can enjoy the tranquillity of the countryside while still being within easy reach of local amenities. The ample driveway parking and double garage provide convenience and security for your vehicles. Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and start envisioning the life you could create in this wonderful space.

### Entrance

Double glazed composite front door opening into:

### Reception Hall

A large light an airy hallway with laminate flooring. Radiator. Loft access. Doors opening into:

### Lounge Dining Room

26'06 x 16'01(max) (8.08m x 4.90m(max))

Laminate flooring throughout. Triple aspect double glazed windows and patio doors overlooking the front, side and rear aspect. Feature free standing wood burning stove set on a glazed hearth. High vaulted ceiling. 2 x radiators.

### Kitchen Breakfast Room

22'00 10'11 (6.71m 3.33m)

Laminate flooring. 2 x radiators. Double glazed windows to the front aspect. Base level units offering stone worksurfaces above and stone upstands with recess for a range style cooker with extractor fan above. Sliding cupboard offering shelving and a pantry style cupboard to side. Central large breakfast bar with stone worksurfaces above and large pan drawers and cupboards below. Integrated stainless steel sink with mixer tap above. Integrated pop up electric points. Ideal space for an American style fridge freezer. Door into:

### Utility Room

8'00 x 5'01 (2.44m x 1.55m)

Laminate flooring Base level units and drawers incorporating a dishwasher with work top above incorporating a stainless steel sink with mixer tap above. Eye level units. Door into:

### Double Garage

16'07 x 16'03 (5.05m x 4.95m )

Electric remote controlled roller door. Double glazed window to the side aspect. Double glazed door opening onto the side garden. wall mounted gas boiler. wall mounted consumer unit. Loft access.

Returning to the reception hall, there are further doors opening into:

### Bedroom

11'04 x 9'10 (3.45m x 3.00m)

Carpet. Radiator. Double glazed window to the rear aspect.

### Bathroom

11'04 x 7'03 (3.45m x 2.21m)

Laminate flooring. Pedestal hand wash basin with tiled splashback. Dual flush low level W/c. 'L' shaped bath with a rainfall shower above and a separate shower hand attachment. with Tiled splashbacks and a glazed screen to the side. 2 x ladder towel rails. Double glazed obscure window to the rear aspect. Extractor fan. Linen cupboard.

### Bedroom

11'04 x 7'03 (3.45m x 2.21m )

Carpet. Radiator. Double glazed window to the rear aspect.

### Bedroom

11'05 x 8'01 (3.48m x 2.46m )

Carpet. Radiator. Double glazed window to the rear aspect.

### Master Bedroom

16'04 x 11'05 (4.98m x 3.48m)

Carpet. Fitted wardrobes offering hanging space and shelving. Radiator. double glazed window to the rear aspect overlooking the rear garden. Door into:

### En Suite

8'01 5'01 (2.46m 1.55m)

Dual flush low level W/c. Villeroy & Boch oval basin set onto a vanity unit with vanity drawers and cupboards below and tiled splashbacks



above. Corner shower with a rainfall shower above and a separate shower hand attachment. Ladder towel rail. Extractor fan. Obscure double glazed window to the rear aspect.

### Outside

To the front of the property is a large area of brick paved driveway parking that offers parking for up to 5 to 6 cars and leads into the double garage. To side is an open area for garden which is laid to lawn and surrounded by mature shrubs, plants and trees. There is gated access to the side leading into the side garden area which offers a patio area creating the ideal Alfresco dining space.. From the patio is access into:

### Home Office Space

9'05 x 7'02 (2.87m x 2.18m )

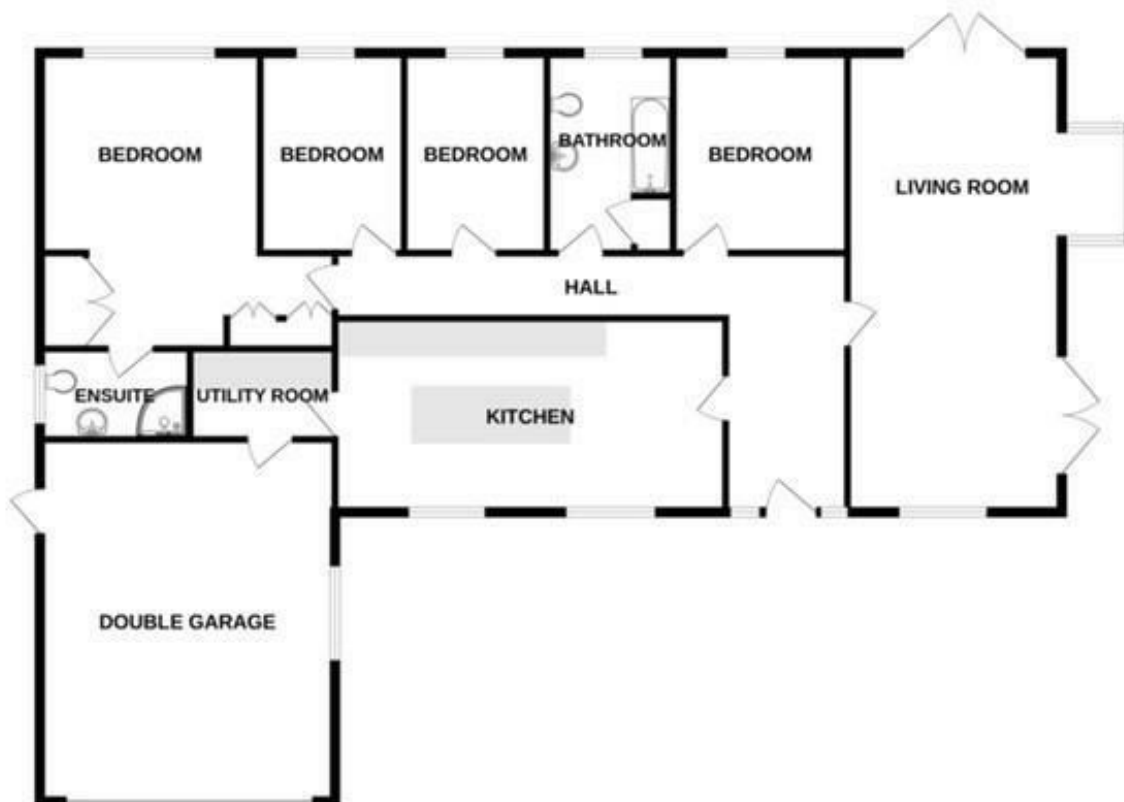
This room has been construction with home working in mind. We are informed that it is fully insulated and has power and ethernet connections with a double glazed window to the front.

### Outside Cont'd

From the side area of garden, this leads into the rear garden where there is a large paved patio that runs the full length of the home and creates the ideal sunbathing area with steps leading up onto a lawn garden bordered by flower beds housing mature lavender plants and enclosed by stone wall with mature bushes above thus providing a high degree of privacy. The garden extends around to the side with a gated access leading into a further side area creating the ideal log store area for the wood burning stove. Gated access leading back to the front of the property.




GROUND FLOOR  
1803 sq.ft. (167.5 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq ft. (167.5 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 for any prospective purchase. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

## Directions To Property

Drive into the village of Coonor Downs from Hayle. Head through the village passing the pub and garage. Proceed through the traffic calming bollards and take the left turn into Greenbank and then first left. Proceed into the close where the property will be found in front of you and noted by the agents For Sale board.

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## Valuation Request

