



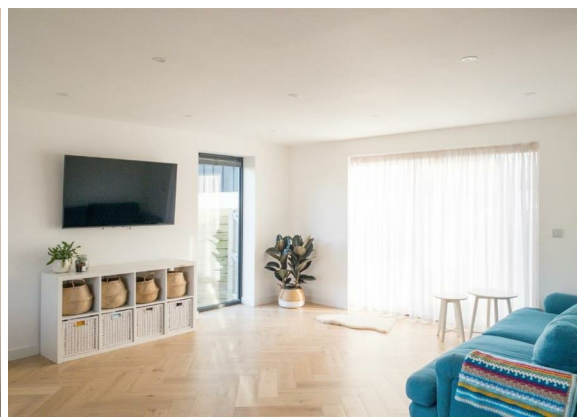
Wheal Speed

St Ives

TR26 2PT

Asking Price £675,000

- Stunning Detached Home
- Built in 2022 - Structural Guarantee
- Being Sold For The First Time - No Chain
- Air Source Heat Pump
- Underfloor Heating
- Open Plan Living
- 3 bedrooms, 2 Bathrooms
- Enclosed Garden
- Ample Driveway Parking
- EPC - B84



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 1367.02 sq ft



The Property & Location

A stunning home built by one of the most respected local builders is entered into the market for the first time.

Constructed in 2022 by Timms construction the home offers comfortable family living enjoying an open plan living space with patio doors leading out onto the enclosed rear garden. There are 3 excellent sized double bedrooms with the master bedroom offering an ensuite shower room. Double glazed throughout and warmed by an air source heat pump. The rear enclosed garden provides privacy and seclusion whilst to the front is a gated shared driveway where there is ample parking. A viewing of this quality home is highly advised.

Located within the heart of Carbis Bay which offers an Tesco's supermarket an excellent local primary school and local pub and restaurants. From the location is easy access onto the A30 via Lelant along with excellent access into the picturesque harbourside town of St Ives and Carbis Bay beach.

Entrance

Composite front door with a double glazed picture window to the side opening into:

Reception Hall

Turning stairs rising to the first floor landing. Open under stairs area creating the ideal coat and shoes and boots storage area. Door opening into:

Claukroom

5'05 x 3 (1.65m x 0.91m)

Dual flush close coupled W/c. Vanity hand wash basin set into a unit. Obscure double glazed window to the front aspect. Tiled splashbacks and surrounds. Extractor fan. Towel rail.

Open Plan Lounge Kitchen Dining Room

22'04 x 29'00 (6.81m x 8.84m)

Wooden flooring throughout. Within the kitchen area are a range of base level units and drawers incorporating a fridge, dishwasher and corner carousel units. Eye level double oven and grill. Stone worksurfaces with an integrated induction hob and 1 1/4 stainless steel sink with a carved drainer to side Stone

upstand surrounding the worktop. Double glazed window to the rear aspect. Within the living room area are doule glazed patio doors opening onto the rear garden. Floor to ceiling picture windows with integrated blinds over the looking the garden. Patio doors to the front aspect. From the kitchen area is a door opening into:

Utility Room

7'10 x 4'11 (2.39m x 1.50m)

Tiled flooring. Recess for a washing machine and tumble dryer. Rolled edge worksurfaces above. Eye level units with an integrated NEFF microwave. Recess for a free standing freezer.

Returning to the reception hall. There are turning open and carpeted stairs rising to the first floor landing with glass inserts to side. Picture window to the front aspect with a fitted electric blind.

Landing

Carpet. Hand balustrade Plant room housing the manifold for the underfloor heating and high pressure water cylinder and creating the ideal clothes drying area. Doors opening into:

Family Bathroom

8'11 6'11 (2.72m 2.11m)

Tiled flooring. Hand wash basin set into a unit with a vanity drawer below. Dual flush low level W/c. Bath with a separate shower hand attachment. Shower with glazed surrounds and a rainfall shower head above along with a separate shower hand attachment. Obscure double glazed window to the front aspect. Full tiled surrounds and splashbacks. Extractor fan. Stainless steel ladder towel rail.

Bedroom

11'04 x 9'11 (3.45m x 3.02m)

Carpet. Double glazed window to the rear aspect. 3 wardrobes offering hanging space and shelving.

Bedroom

12'11 x 9'09 (3.94m x 2.97m)

Carpet. Double glazed window to the front aspect. Double size



wardrobe offering hanging space and shelving along with a high level storage cupboard above.

Master Bedroom

12'11 x 10'08 (3.94m x 3.25m)

Carpet. Built in wardrobes offering hanging space and shelving.. Double glazed window to the rear aspect. Door into:

En Suite

7'10 x 3'10 (2.39m x 1.17m)

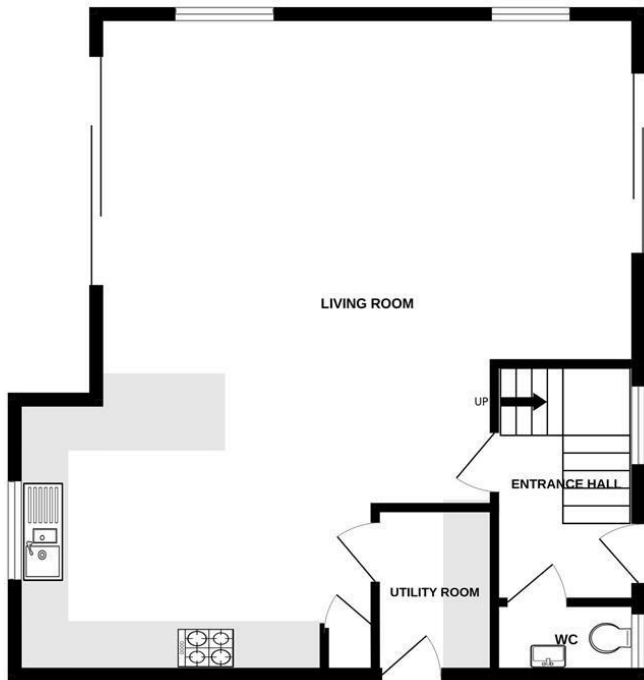
Tiled flooring. Hand wash basin set into a unit with vanity drawer below. Dual flush low level W/c. Double size shower tray with a rainfall shower head above along with a separate shower hand attachment. Tiled surrounds and splashbacks. Heated towel rail.

Outside

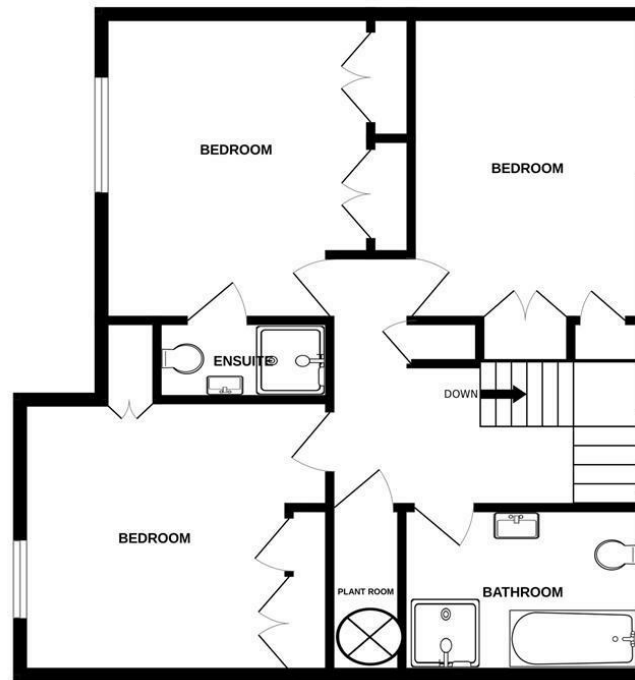
The property is accessed via an electric remote controlled gated access with a pedestrian gate to the side. The driveway leads straight to the house where there is parking for 3 to 4 cars. The rear garden is accessed via the living room doors which open onto a large paved patio area creating the ideal sunbathing or Alfresco dining area. There is a path from the patio that leads around to the side of the property where there is gated access onto the front driveway. To the rear of the patio is a storage shed with power and light connected. Beyond the patio is a lawn garden which is enclosed by fencing and provides a high degree of privacy and creates the ideal space for children and pets to play in.



GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Head out of St Ives passing Tesco. Continue along the main road turn right immediately after the small parade of shops into Count House Lane. Proceed up Count House Lane and on the left bend you will find the driveway on your left just after the two garages.

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Valuation Request



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