



Trelissick Road  
Hayle  
TR27 4HY

Price Guide £525,000

- STUNNING DETACHED HOUSE PRESENTED TO THE HIGHEST OF STANDARDS
- 2 BEDS WITH MASTER EN-SUITE (POTENTIAL TO CREATE A THIRD BEDROOM)
- LARGE KITCHEN/FAMILY ROOM
- CONSERVATORY OVERLOOKING THE GARDEN
- SUPERB LANDSCAPED GARDENS
- GATED DRIVEWAY PARKING FOR 3 VEHICLES
- GARAGE STORE AND UTILITY ROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1303.70 sq ft



#### ENTRANCE HALL

Stairs rising to the first floor with built in under stairs storage space, oak flooring, radiator.

#### CLOAKROOM

Dual flush w.c with concealed cistern, wash hand basin, heated towel rail, extractor fan, spotlights, oak flooring.

#### KITCHEN DINING ROOM

A beautiful light and spacious room featuring a one and a half inset sink with adjoining stone work surfaces incorporating a 4 ring ceramic hob with pull out extractor over, extensive range of base and eye level units with integral fridge freezer, self cleaning oven, microwave/grill and washing machine. Oak flooring throughout, television point, radiator, UPVC double glazed windows to the front and rear with additional double doors opening into the conservatory and further door into the lounge.

#### LOUNGE

A light, dual aspect room with UPVC double glazed window to the front and double doors to the rear leading to the private gardens, oak flooring, television point, radiator.

#### CONSERVATORY

UPVC double glazed windows on two sides under a pitched glass roof and enjoying lovely views over the gardens, radiator, Upvc double doors outside and internal door to the utility room and garage store.

#### UTILITY ROOM

Sink unit with adjoining work surfaces, fitted base units, recess and plumbing for washing machine, radiator, door to the garden and internal door to the garage store.

#### GARAGE STORE

Double doors leading to the driveway, light and power connected, wall mounted gas central heating boiler.

#### FIRST FLOOR LANDING

Double glazed window to the front.

#### MASTER BEDROOM EN-SUITE

A spacious double bedroom with an extensive range of professionally fitted wardrobes, shelving and drawers, UPVC double glazed window to the front, radiator, built in eaves storage, door to en-suite.

#### EN-SUITE SHOWER

A modern suite fitted with a shower cubicle with shower over, wash hand basin, heated towel rail, UPVC double glazed window to the front.

#### FAMILY BATHROOM

Panelled bath with dual power shower over, wash hand basin, dual flush w.c with concealed cistern, hand basin with cupboards below, Velux to the rear.

#### BEDROOM 2

UPVC double glazed window to the front, radiator, built in eaves storage.

#### OUTSIDE

#### DRIVEWAY PARKING

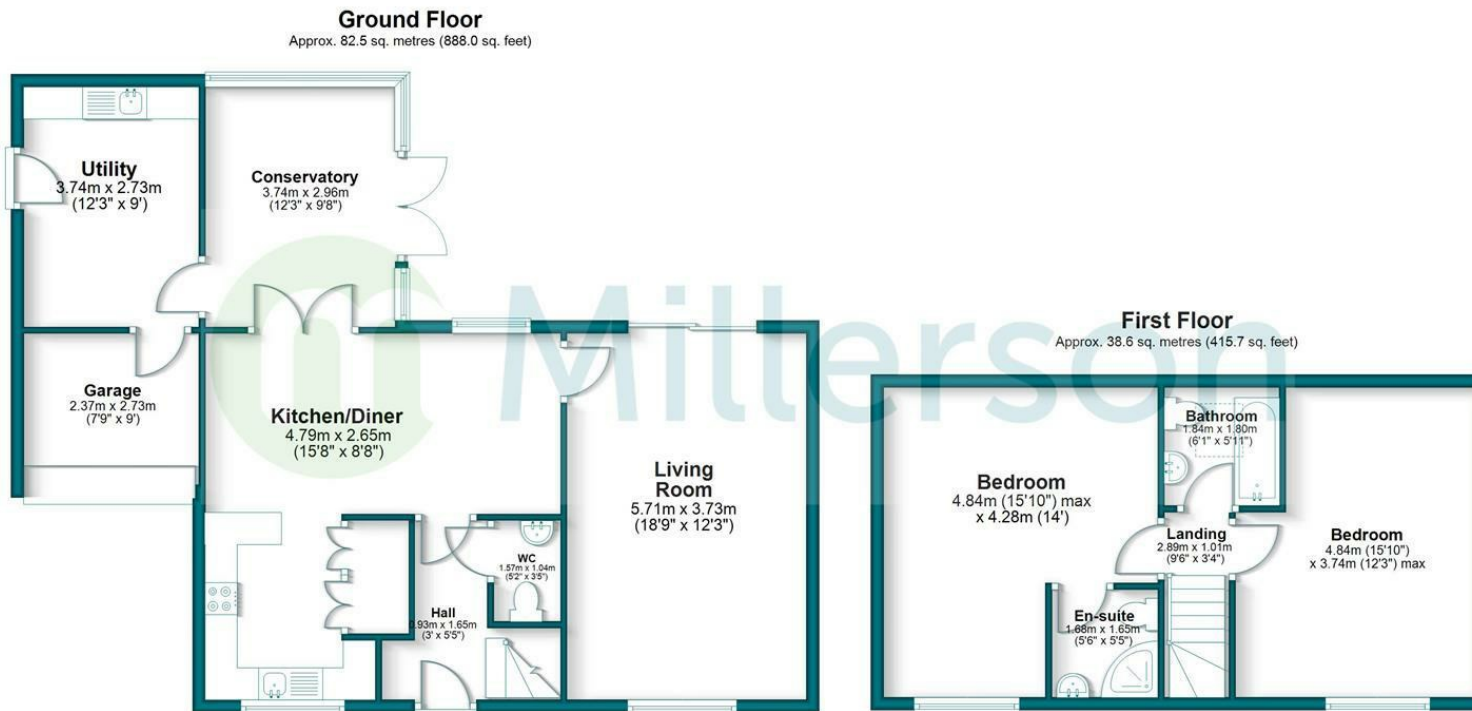
There is off road gated driveway parking to the front of the house providing off road parking for 3 vehicles.

#### GARDENS

The attractive gardens have been beautifully landscaped by the current owners with a wide variety of colourful plants and shrubs. To the front there is a level lawn with well stocked hedging and walling surrounding the property and offering a high degree of privacy. There is pedestrian access on both sides of the property leading to a very well enclosed rear garden, again beautifully landscaped with a good size patio area and raised flower beds. There is also a greenhouse to the rear.



# Directions To Property



Total area: approx. 121.1 sq. metres (1303.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

