



Cricket Field

Crescent

Hayle

TR27 4FS

Asking Price £425,000

- AN EXTREMELY WELL PRESENTED MODERN FAMILY HOME
- FOUR BEDROOMS (MASTER ENSUITE)
 - KITCHEN DINER
- GARAGE AND PARKING
- POPULAR RESIDENTIAL DEVELOPMENT



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1447.00 sq ft



4



2



1



B85

Entrance door opening into...

ENTRANCE HALLWAY

Wood effect, Karndean, luxury vinyl flooring. Radiator, carpeted stairs to first floor level, useful understairs storage cupboard. Door into...

W/C

6'5 x 3'4 (1.96m x 1.02m)

Wood effect luxury vinyl flooring, low level w/c, obscure double glazed window to the front, heated towel rail, pedestal wash hand basin with monobloc tap, tiled splash back, inset ceiling L.E.D light.

KITCHEN / DINER

17'7 x 9'7 (5.36m x 2.92m)

Attractively fitted with a range of contemporary style base and wall mounted units with roll top work surface over.

Stainless steel one and a half bowl sink and drainer with mixer tap, double glazed window to the front, cupboard housing gas boiler, five ring gas hob with stainless steel extractor above. Integrated fridge freezer, washing machine, dish washer, and double oven. Vinyl flooring. Dining area: double glazed window to the side, radiator, inset ceiling spot lights, space for dining table and chairs.

LOUNGE

17'2 x 10'5 (5.23m x 3.18m)

Fitted carpet, radiator, double glazed window to the rear, double glazed French doors to the rear, leading onto rear patio.

From the entrance hallway, carpeted stairs lead to...

FIRST FLOOR LANDING

Fitted carpet, cupboard housing hot water cylinder.

BEDROOM

14'7 x 9'7 (4.45m x 2.92m)

Fitted carpet, radiator, double glazed window to the rear.

BEDROOM

13'5 x 9'7 (maximum into recess) (4.09m x 2.92m (maximum into recess))

Fitted carpet, radiator, double glazed window to the front.

BEDROOM 3

10'6 x 7'4 (3.20m x 2.24m)

Fitted carpet, radiator, double glazed window to the rear.

BATHROOM

7'2 x 6'5 (2.18m x 1.96m)

Fitted with a white suite, comprising; panel enclosed bath with mixer tap, and mains fed shower over.

Inset ceiling L.E.D lighting, pedestal wash hand basin, low level w/c, obscured double glazed window to the front, heated towel rail.

Stone effect vinyl flooring.

From the first floor landing, carpeted stairs lead to...

SECOND FLOOR

Fitted carpet, Velux roof light, built in cupboard, fitted carpet, door into...

BEDROOM

14'10 x 13'8 (4.52m x 4.17m)

Slightly irregular shaped room, loft access, fitted carpet, double glazed window to the side, double glazed window to the front, radiator.

ENSUITE

9'2 x 4'11 (2.79m x 1.50m)

Shower with sliding glass door, mains fed shower, inset ceiling lighting, heated towel rail, pedestal wash hand basin with monobloc tap, tiled splash back, low level w/c, Velux roof light, ceiling mounted extractor fan, stone effect vinyl flooring.

OUTSIDE

A driveway provides off road parking and leads to...

GARAGE

18' x 9'7 (5.49m x 2.92m)

Fitted with an up and over door, power and light supplied, pitched roof, pedestrian door to the side, leading onto...

REAR GARDEN

Paved patio enjoying a sunny aspect leading to garden which is laid to lawn, enclosed by fencing, enjoying distant views of nearby fields.

A gated side access leads to a shared footpath, providing access to the side of the property.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C



Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 4 bedrooms
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Driveway, Garage, and On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B



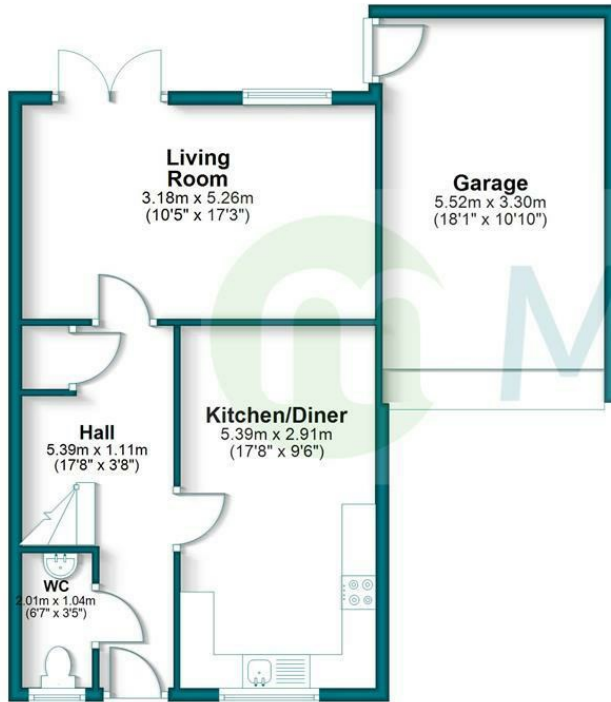
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Directions To Property

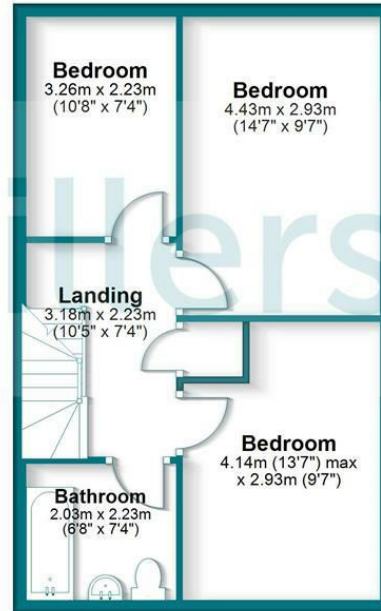
Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



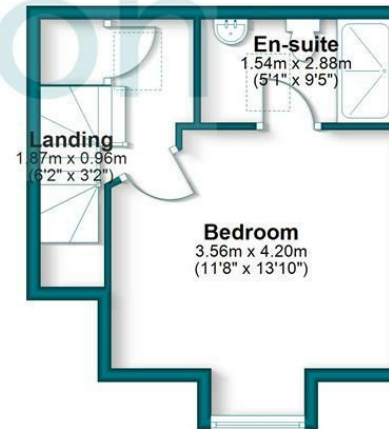
First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Second Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



Total area: approx. 136.9 sq. metres (1473.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Scan QR For Material Information



Scan me!

Millerson
millerson.com