



**Kittiwake Close  
Lelant Saltings  
Lelant  
TR27 6GL**

**Asking Price £525,000**

- **Stunning Family Home**
  - **3 Reception Rooms**
    - **5 Bedrooms**
    - **3 Bathrooms**
- **Lovely Enclosed Garden**
  - **Driveway Parking**
    - **Garage**
- **Planning Permission For A Single Storey Extension**
- **Fully Compliant Holiday Let**
- **Scan QR Code For Material Information**





Tenure - Freehold

Council Tax Band - C

Floor Area - 1765.28 sq ft



#### Entrance

Double glazed front door with picture window to side opening into:

#### Reception Hall

Footwell matt. Covered radiator with mantle above. Carpeted stairs rising to the first floor landing. Doors opening into.

#### Office

9'11 x 6'09 (3.02m x 2.06m )

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

#### Utility Room/Separate W/c

9'10 x 5'07( at the widest point) (3.00m x 1.70m( at the widest point) )  
Low level W/c. Wall hung hand wash basin with tiled splashbacks and a vanity mirror above. Radiator Extractor fan. Recess for a washing machine and tumble dryer with high polished granite worksurfaces above. Eye level units.

#### Kitchen Breakfast Room

17'00 x 8'08 (5.18m x 2.64m )

Base level units and drawers incorporating at fridge freezer and dishwasher. Offering high ploished granite worksurfaces above with high polished upstands splashbacks. Integrated 1 1/4 stainless steel sink drainer with a swan neck mixer tap above. Integrated 4 ring hob with extractor over. Eye level units and cupboard housing the gas combination boiler. Double glazed door opening onto the enclosed rear garden. Door opeing into:

#### Dining Room

11'07 x 11'05 (3.53m x 3.48m )

Double glazed corner picture to the front aspect. Double glazed door opening onto the enclosed rear garden. Radiator. Archway through to:

#### Living Room

17'08 x 11'04 (5.38m x 3.45m )

Radiator. Double aspect double glazed windows to the side and front aspect. Stone fireplace and hearth with a gas fire inset and mantle above. Door opening back into the reception hall.

Returning to the reception hall are carpeted stairs risnging to the first floor landing with handrail to side:

#### Landing

Carpet. Radiator. Doors opening into:

#### Bedroom

16'03 x 10'10 (4.95m x 3.30m )

This lovely light and airy room offers: Carpet. Radiator. Double glazed window to the front aspect. Doors opening into:

#### En Suite

5'02 x 3'09 (1.57m x 1.14m )

Tiled flooring. Vanity basin with vanity cupboard below and tiled splashback above and vanity mirror over. Low level W/c with a concealed cistern. Shower with glazed sliding door and shower above of the mains. Tiled splashbacks and surrounds. Obscure double glazed window to the rear aspect. Extractor fan.

#### Walk in Wardrobe

7'04 x 4'05 (2.24m x 1.35m )

Carpet. Radiator. Hanging space and shelving.

#### Bathroom

6'08 x 5'11 (2.03m x 1.80m)

Tiled flooring. Bath with shower above of the mains. Low level W/c with a concealed cistern. Wall hung hand wash basin. Ladder towel rail. Obscure double glazed window to the rear aspect. Extractor fan.

#### Bedroom

10'04 x 9'11 (3.15m x 3.02m )

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

#### Bedroom

11'03 x 9'11 (3.43m x 3.02m )

Carpet. Radiator. Double glazed window to the front aspect. Built in wardrobe offering hanging space and shelving.

From the landing there is a further door opening into the carpeted stairwell with carpeted turning stairs rising to the second floor level with a double glazed window to the front aspect.

#### Second Floor Landing

Carpet. Loft aspect. Radiator. Velux window to the rear aspect. Cupboard housing the hot water cylinder. Doors opening into:

#### Bedroom

13'00 x 11'06 (3.96m x 3.51m )

Carpet. Radiator. Double glazed window to the front aspect. Bonnettceiling.



### Bathroom

5'07 x 3'04 (1.70m x 1.02m )

Tiled flooring. Bath with shower above. Low level W/c with a concealed cistern. Wall hung hand wash basin. Ladder towel rail.

### Bedroom

13'00 x 9'11 (3.96m x 3.02m)

Carpet. Radiator. Double glazed window to the front aspect. Storage into the eaves.

### Outside

To the front of the property is a open fore garden that is gravelled for ease on maintenance and is bordered by a Cornish stone wall. with a central path leading to the front door. The rear garden is accessed vis the doors either in the kitchen or dining room. Offering an initial patio area creating the ideal sunbathing area. Beyond is a lawn garden and further patio area to rear with a pergola and this area creates the ideal Alfresco dining area. The garden is enclosed by fencing to all sides with a rear gate accessing onto the off road parking and garage which has a metal up and over door and courtesy side door giving access back onto the parking area.

### Agents Note

The property is being sold with the benefit of planning permission for a single story extension to run the width of the rear 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: 5 bedrooms, 3 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No







Kittiwake Close, Lelant Saltings, Lelant, TR27 6GL



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: Garage, Driveway, Off Street, and Private  
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: Yes  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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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

From the St Erth Roundabout at the A30.  
Turn right passing Dobbies garden centre. At the mini roundabout turn right and then left into Saltings Reach. Take the first turning left and the property will be found on your right.



The plan is illustrative only. Its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



Second Floor



Garage

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(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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