



Manor Gardens

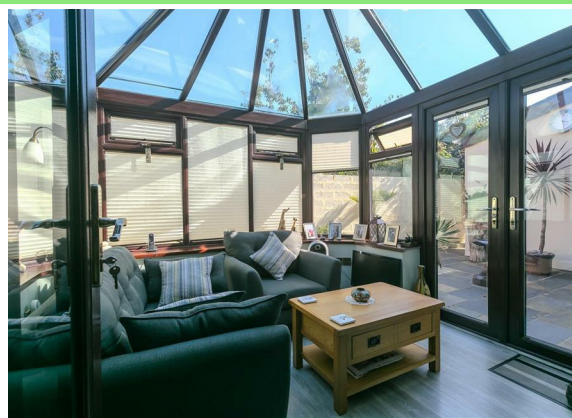
St. Erth

Hayle

TR27 6JH

Asking Price £535,000

- IMPECCABLY PRESENTED FAMILY HOME
  - GATED DEVELOPMENT
- THREE BEDROOMS (PRINCIPLE ENSUITE)
  - DINING ROOM
  - CONSERVATORY
- MODERN BATHROOM SUITE
- WELL EQUIPPED KITCHEN / BREAKFAST ROOM
- DETACHED GARAGE AND AMPLE PARKING
- SCAN QR CODE FOR THE MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1643.00 sq ft



Entrance door opening into...

#### ENTRANCE PORCH

Entrance matting, engineered oak flooring, built in storage with feature illuminated glass display unit, double doors leading into...

#### ENTRANCE HALLWAY

Oak engineered flooring, radiator, carpeted stairs to first floor level with useful understairs storage cupboard. Door into...

#### W/C

4'10 x 3'3 (1.47m x 0.99m)

Oak engineered flooring, low level w/c, wash hand basin, with vanity unit below, tiled splash back, radiator, ceiling mounted extractor fan.

#### KITCHEN / BREAKFAST / UTILITY ROOM

29'6 x 9'4 (maximum measurement) (8.99m x 2.84m (maximum measurement))

Attractively fitted with a range of oak fronted base and wall mounted kitchen units with granite work surfacing over.

Rangemaster cooker with 5 ring gas hob, double oven and grill below, tiled splash back, and Rangemaster extractor above. Double glazed windows to the front and side, porcelain tiled flooring, ceramic one and a half bowl sink and drainer, integrated freezer and dishwasher.

Open into...

Breakfast / utility room; tiled flooring, space for washing machine and tumble drier. Circular sink with monobloc tap, granite work top, double glazed window to the side, sloping ceiling with Velux roof light, granite breakfast bar, space for a freestanding American style fridge freezer.

Door to the side and door leading into...

#### DINING ROOM

13'4 x 8'5 (4.06m x 2.57m)

Oak engineered flooring, double glazed door to the rear, glazed panelled, double doors leading into...

#### LOUNGE

20'2 x 11'6 (6.15m x 3.51m)

A spacious lounge with Oak flooring, double glazed window to the front, gas, coal effect fire, Worcestershire stone fireplace and stone hearth, wall light, bifolding door leading into...

#### CONSERVATORY

10'6 x 8'10 (3.20m x 2.69m)

Double glazed, five sided conservatory with double glazed roof, laminate flooring and double glazed double doors to the side.

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

#### FIRST FLOOR LANDING

A spacious landing with a double glazed box bay window to the front aspect, with space for desk or a small sofa. Radiator, airing cupboard housing the hot water cylinder and fitted shelving.

#### BEDROOM 1

13'3 x 11'6 (4.04m x 3.51m)

Engineered wood flooring, double glazed window to the side and rear, radiator, door into...

#### ENSUITE SHOWER ROOM

8 x 5'10 (2.44m x 1.78m)

Low level w/c, corner shower cubicle, with mains fed shower, obscured double glazed window to the front, wash hand basin with vanity unit below, towel rail, tiled walls and flooring, inset ceiling spot lights.

#### BEDROOM

12'3 x 9'4 (3.73m x 2.84m)

Oak flooring, double glazed window to the rear, radiator.

#### BEDROOM

10'3 x 8'5 (3.12m x 2.57m)

Oak flooring, double glazed window to the rear, loft hatch, radiator.

#### FAMILY BATHROOM

9'3 x 6'5 (2.82m x 1.96m)

Attractively fitted with a contemporary styled suite, comprising; panel enclosed bath with wall mounted mixer taps, tiled walls, low level w/c. Corner shower cubicle with mains fed shower with drencher head and wall mounted controls. Heated towel rail, inset ceiling spot lights, tiled flooring, wash hand basin with mixer tap and vanity unit below, obscured double glazed window to the front.

#### OUTSIDE

The property is access via a secure gated entrance, with shared access leading to a driveway providing parking for two cars.

Step and paved area leading to the front door.



### **GARAGE**

18'9 x 10'7 (5.72m x 3.23m)

Fitted with an electric up and over door, light and power supplied, pitched roof with useful storage within the roof space. Pedestrian door to the rear leading onto...

### **SIDE GARDEN**

A lovely and spacious, paved patio area with ample space for table and chairs or sun loungers, enjoying a sunny and private outlook.

Outside water tap, door to kitchen. Leading onto...

### **REAR GARDEN**

Good sized, paved patio area with access into the conservatory. A gated, paved pathway leads onto a side garden which is laid to lawn with metal shed, enclosed by walling offering a high degree of privacy, gated access leads to the front.

### **MATERIAL INFORMATION**

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

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 and Open fire

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, Private, Gated, and Off Street

Building safety issues: No

Restrictions - Listed Building: No





Manor Gardens, St. Erth, Hayle, TR27 6JH

Restrictions - Conservation Area: The Property is within the St Erth Conservation Area.

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: We give right of access to the two semi-detached properties within our gated area.

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

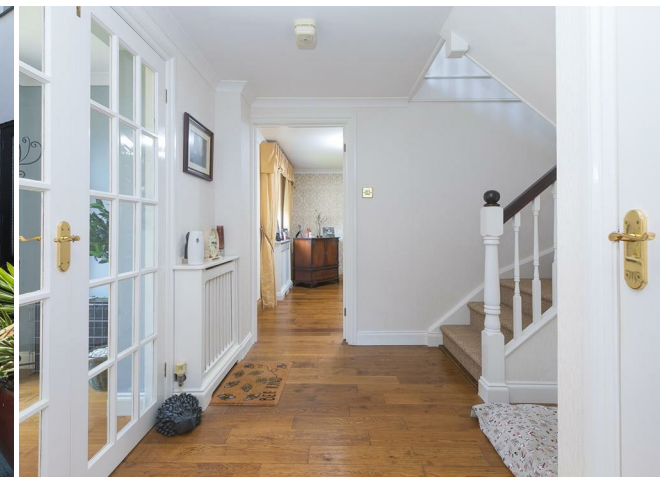
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: 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

Head into St Erth along Chenhalls Road and turn left into Chapel Hill. Proceed into Fore Street where the entrance for Manor Drive will be found on the left hand side.

## Contact Us

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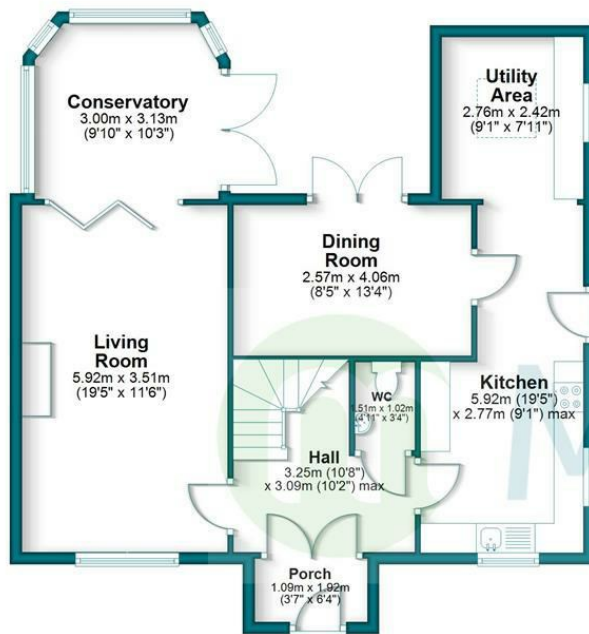
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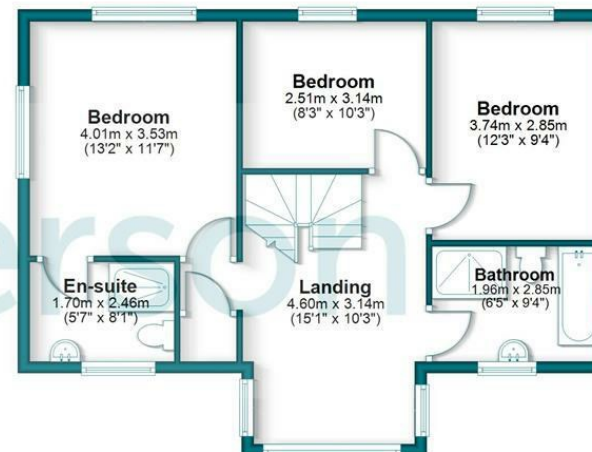
### Ground Floor

Approx. 93.9 sq. metres (1010.3 sq. feet)



### First Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 152.7 sq. metres (1643.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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	