

St Georges Road
Hayle
TR27 4AL

Asking Price £530,000

- DETACHED 3/4 BED DORMER BUNGALOW WITH MASTER EN SUITE
- BEAUTIFULLY PRESENTED SPACIOUS ACCOMMODATION
- SOUGHT AFTER LOCATION CLOSE TO MANY AMENITIES
- DRIVEWAY PARKING
- INTEGRAL GARAGE
- PRIVATE GARDENS
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED



Tenure - Freehold

Council Tax Band - E

Floor Area - 1377.00 sq ft



4



3



2



D59

This stunning, individually built, 3/4 bed detached house is presented to an extremely high standard and benefits from spacious and light living accommodation along with ample off road parking, private, landscaped rear gardens and integral garage. Situated in a very desirable location, we strongly recommend an early inspection.

ENTRANCE HALL

A spacious and welcoming entrance hall with staircase rising to the first floor, built in storage cupboards, UPVC double glazed window to the side, recessed ceiling spotlights, doors to lounge, kitchen diner, bed 4/office and integral garage.

W.C

Dual flush w.c, wash hand basin with tiled splashback, UPVC double glazed frosted window to the side, tiled effect lino flooring.

LOUNGE

UPVC double glazed picture window to the front, television point, radiator, attractive electric fire with mantle and surround, door into the kitchen diner.

KITCHEN DINING ROOM

A spacious and well fitted kitchen comprising a one and a half sink unit with adjoining work surfaces incorporating a 4 ring gas hob with oven below and extractor fan over, extensive range of matching base and eye level units, central island with fitted cupboards below, integral dishwasher, recess for fridge freezer, cupboard housing the gas central heating boiler, UPVC double glazed window to the side and bi-fold doors to the rear leading to the conservatory.

BEDROOM 4/OFFICE

Radiator, UPVC double glazed window to the rear overlooking the gardens.

CONSERVATORY

Double glazed windows on three sides under a pitched glass roof, door to the rear leading to the private gardens and internal door to the utility room.

UTILITY ROOM

Sink unit with adjoining work surfaces, base and eye units, recess and plumbing for washing machine, double glazed window to the rear, internal door to the garage.

FIRST FLOOR LANDING

Access to loft space.

MASTER EN-SUITE BEDROOM

UPVC double glazed patio doors opening onto an enclosed balcony that enjoys lovely views over the garden towards Lelant, Hayle beach and St Ives in the distance, walk in wardrobe, radiator, door to en-suite.

EN-SUITE

Dual flush w.c, wash hand basin with cupboards under, corner shower with electric power shower over, heated towel rail, complementary wall tiling, Velux window to the rear.

BEDROOM 3

Radiator, television point, Velux window to the rear enjoying similar views to bedroom 1.

FAMILY BATHROOM

A modern suite featuring a freestanding bath with mixer taps, shower cubicle with power shower over, low level w.c, pedestal wash hand basin, heated towel rail, Velux window to the front.

BEDROOM 2

A spacious, dual aspect room with Velux window to the front and UPVC double glazed window to the rear with a lovely outlook, television point.

OUTSIDE

PARKING

To the front of the property there is a private bricked paved driveway providing off road parking for 3/4 vehicles.

GARDENS

The good size gardens are a real feature and have been beautifully landscaped by the current owner to include a good



size lawn that is bordered by a wide variety of mature plants, shrubs and fruit trees and pond. There are separate enclosed and outdoor seating areas and very useful block built workshop with power connected. The gardens offer a high degree of privacy and enjoy the majority of the days sun.

INTEGRAL GARAGE

Electrically operated door to the front, light and power connected, window to the side, door to utility room and hallway.





St Georges Road, Hayle, TR27 4AL



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Please Speak to Our Lettings Area Manager

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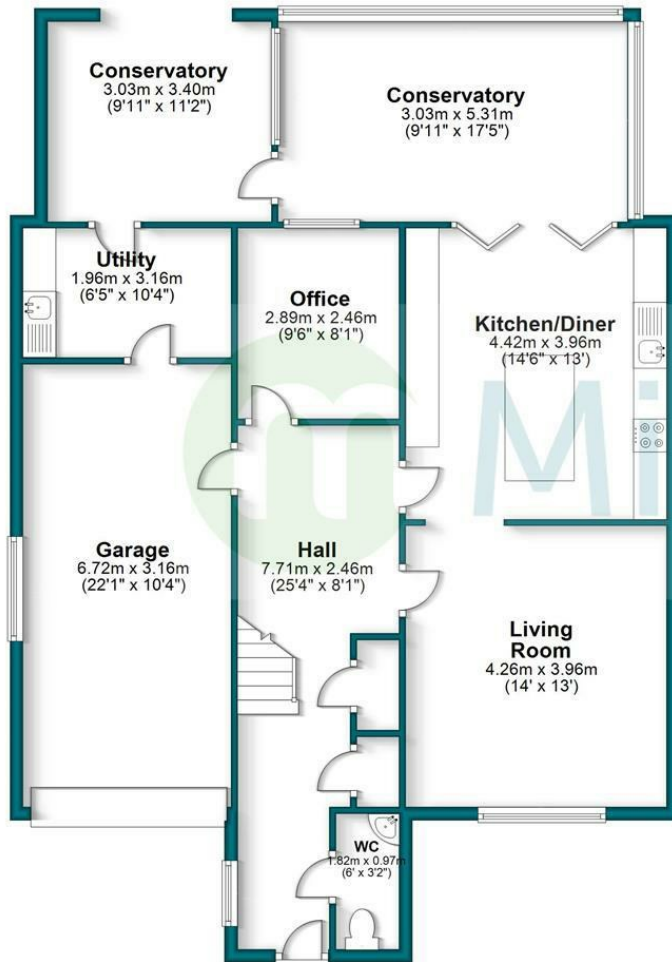
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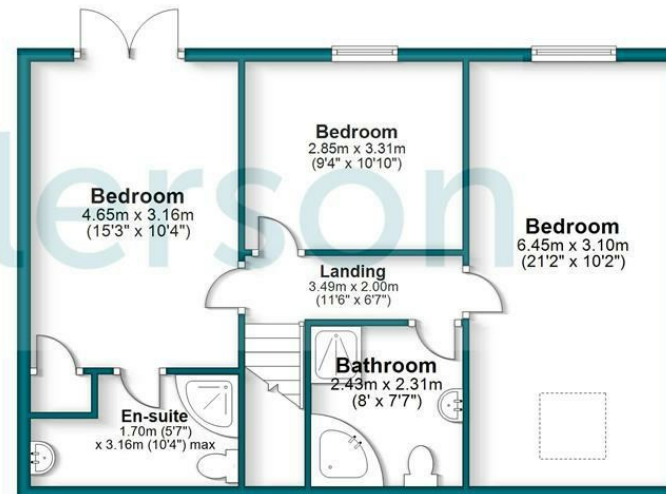
Ground Floor

Approx. 113.4 sq. metres (1221.1 sq. feet)



First Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



Total area: approx. 176.4 sq. metres (1898.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		59
(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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