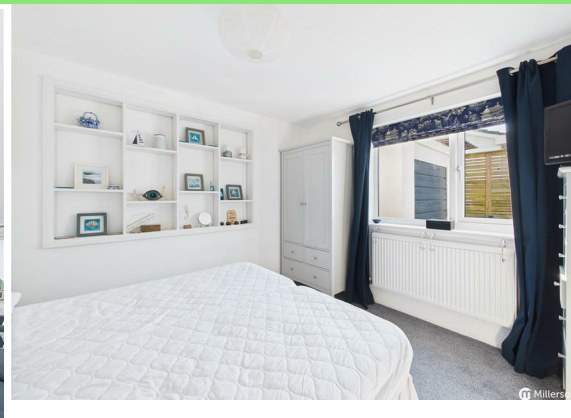


# White House Close Carbis Bay St. Ives

Offers In The Region Of  
£600,000

- A SUPERB FOUR BEDROOM DETACHED BUNGALOW
- STUNNING OPEN PLAN LIVING AREA WITH LOTS OF NATURAL LIGHT
- BIFOLD DOORS LEADING ONTO REAR GARDEN
  - UTILITY ROOM
  - BATHROOM, SHOWER ROOM AND SEPARATE W/C
  - SEA GLIMPSES
  - IMPECCABLE CONDITION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - D

Floor Area - 1270.00 sq ft



4



2



1



C73

Entrance door opening into...

#### ENTRANCE HALLWAY

An L shaped hallway with Karndean vinyl wood effect flooring, ceiling mounted spot lighting, useful built in cupboard with space for coats and shoes.

Radiator, loft hatch, various doors leading off, archway leading into kitchen. Door into...

#### LOUNGE

21 x 10'10 maximum measurement (6.40m x 3.30m maximum measurement)

A most impressive, light and airing room with vaulted ceiling with two Velux roof lights, porthole window in end gable, double glazed window to the front, with sea glimpses, radiator, Karndean vinyl wood effect flooring, inset log effect gas fire, ceiling spot lights. Open into...

#### OPEN PLAN KITCHEN DINER

21'9 x 20'3 (maximum measurement) (6.63m x 6.17m (maximum measurement))

A most spacious open plan area with plenty of natural light.

Kitchen: Attractively fitted with a range of shaker style base and wall mounted kitchen units with wooden work surfacing over. Four ring Neff electric hob with stainless steel Neff extractor over. Tiled splash back. Integrated Neff microwave and oven, Neff integrated fridge and freezer and Neff dishwasher. Island unit with wooden work top, undercounter stainless steel sink with swan neck tap. Built in wine rack, and space for seating.

Part sloping ceiling with inset spot lights, Velux roof light.

Dining area: A lovely and bright dining space with two sets of double glazed bifolding doors proving plenty of natural light and access onto the rear garden. Vertical radiator, vinyl flooring. Door into...

#### UTILITY ROOM

11'1 x 7'5 (maximum measurement) (3.38m x 2.26m (maximum measurement))

Karndean vinyl flooring, space and plumbing for washing machine and tumble drier. Wooden work surfacing with undercounter stainless steel sink, mixer tap, tiled splash back. Wall and base storage units. Double glazed door to the rear.

Door into...

#### W/C

3'10 x 2'6 (1.17m x 0.76m)

Low level w/c with push button flush, obscured double glazed window to the rear, wall mounted wash hand basin with monobloc tap and storage below, Karndean vinyl flooring.

From the utility room, a door leads into...

#### BEDROOM

11'3 x 9'9 (maximum measurement) (3.43m x 2.97m (maximum measurement))

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

Off the main hallway, a door leads into...

#### SHOWER ROOM

9'7 x 3'10 (maximum into shower) (2.92m x 1.17m (maximum into shower))

Concealed cistern w/c with push button flush, wash hand basin with monobloc tap and storage below. Tiled splash back, obscured double glazed window to the front, heated towel rail. Step up and into shower cubicle with electric shower, tiled surround, glass door, inset ceiling spot light.

#### BEDROOM

12'5 x 10'10 (3.78m x 3.30m)

Fitted carpet, radiator, double glazed window to the front with sea glimpses.

#### BEDROOM

10'9 x 10'0 (maximum measurement) (3.28m x 3.05m (maximum measurement))

Fitted carpet, useful built in recess with fitted shelving, radiator, double glazed window to the side.

#### BEDROOM

9'9 x 6'10 (2.97m x 2.08m)

Fitted carpet, double glazed window to the front with some sea glimpses, radiator.

#### BATHROOM

7'3 x 6'9 (2.21m x 2.06m)

Fitted with a deep bath tub, with mains fed shower over. Glass bifolding



shower screen, tiled surround. Sloping ceiling with Velux roof light, obscured glass blocks.

Concealed cistern w/c with push button flush, wash hand basin with monobloc tap and ample storage beneath, inset light above. Quartz effect work surfacing, porthole style mirror above. Heated towel rail, Karndean vinyl flooring.

### OUTSIDE

The property is accessed via good sized brick paved driveway providing offroad parking for up to three cars.

A large paved patio leads to the front door. The remainder of front garden is laid to lawn and enclosed by hedging and walling.

### GARAGE

19'3 x 9'5 (5.87m x 2.87m)

Fitted with an up and over door. Sloping metal roof, power and light supplied. Double glazed pedestrian door to the side.

### REAR GARDEN

The rear garden enjoys a particularly sunny and private outlook with paved patio area providing the ideal spot for alfresco dining. The rest of the garden is laid to lawn, enclosed by hedging and fencing. Paved pathways provide access to both side of the property.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

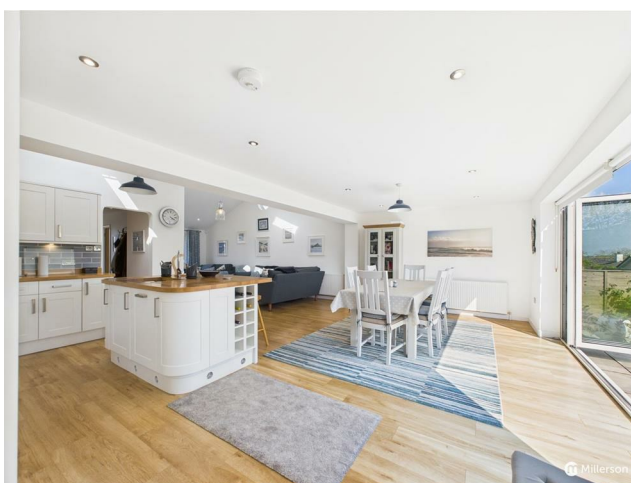
Water supply: Mains water supply

Sewerage: Mains

Heating: Gas Fired Central Heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)



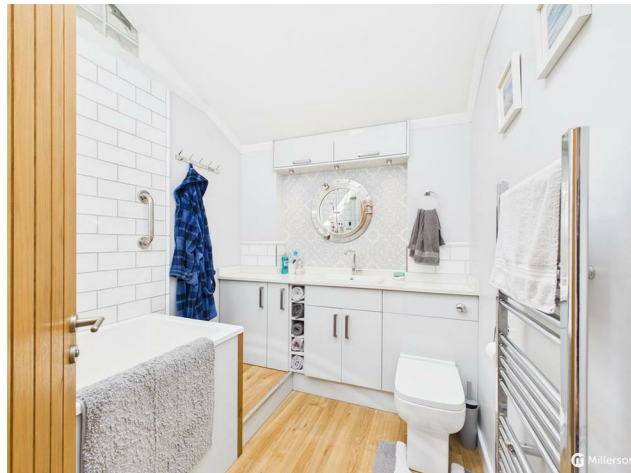




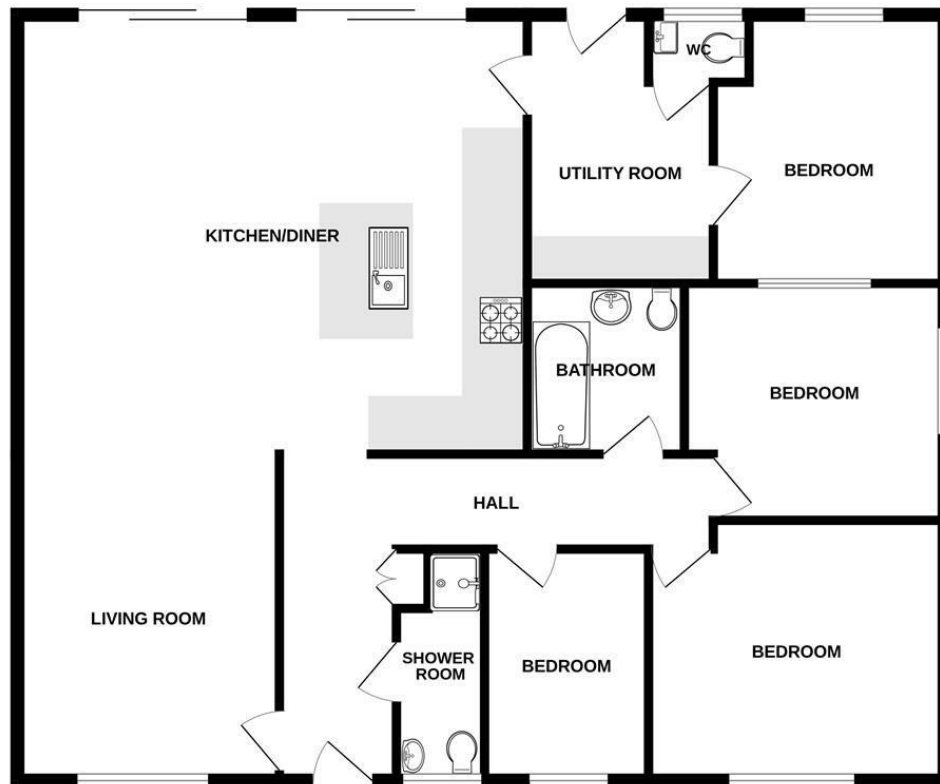
White House Close, Carbis Bay, St. Ives, TR26 2QA



Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
Parking: Garage, Driveway, and Off 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 area 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.

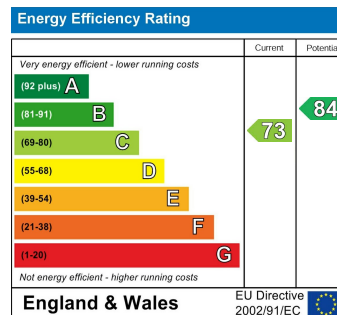


GROUND FLOOR  
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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