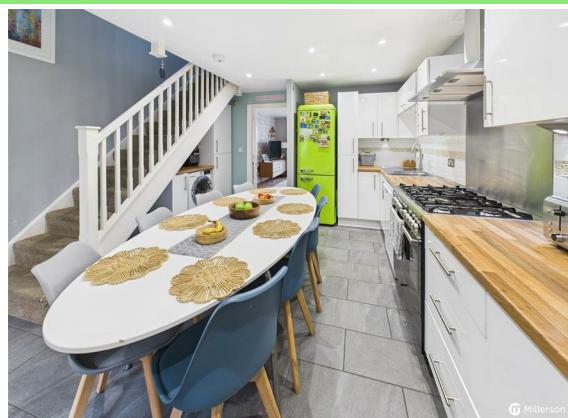


# Madison Close Hayle TR27 4BZ

Asking Price £300,000

- FOUR BEDROOM FAMILY HOME
  - MAIN BEDROOM ENSUITE
  - KITCHEN/DINER
- ENCLOSED PAVED REAR GARDEN
  - ALLOCATED PARKING
  - LOUNGE
- CONVENIENT FOR TOWN CENTRE
- WELL PRESENTED THROUGHOUT
  - GAS CENTRAL HEATING
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1122.00 sq ft



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#### PROPERTY DESCRIPTION

A wonderful three storey family home set in a local development and a short level walk to the town centre. The accommodation comprises spacious kitchen/diner, ideal for family gatherings, lounge, and on the first floor is a family bathroom and two bedrooms. Situated on the second floor are the main bedroom, with ensuite shower room, and a further bedroom. Outside to the rear is an enclosed, paved, easily maintained garden and allocated parking space.

#### LOCATION

Madison Close is a popular, modern residential development, located in the vibrant coastal town of Hayle, West Cornwall. Set within easy walking or driving distance of the town centre, residents enjoy convenient access to a wide range of amenities including shops, cafés, restaurants, and local services along Fore Street and Commercial Road. Ideal for families, the area is well-served by nearby schools such as Bodriggy Academy (primary) and Hayle Academy (secondary), making it a popular choice for those with children.

A standout feature for this development is its proximity to some of Cornwall's most celebrated beaches. Just a short drive away lies Hayle Towans Beach, part of a stunning 3-mile stretch of golden sands that continues through Gwithian and Godrevy, perfect for swimming, surfing, or coastal walks. The beaches are backed by sand dunes and enjoy panoramic views across St Ives Bay. With excellent road and rail links nearby—including Hayle train station and the A30. Madison Close combines the tranquillity of a coastal lifestyle with easy access to the wider region, making it an ideal location for families, retirees, or anyone looking to enjoy the best of Cornwall's coastline.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

#### KITCHEN/DINER

As you enter the house you come into the kitchen/diner, a lovely family room with tiled floor, an extensive range of base and wall units with wood effect work tops, inset one and half bowl sink unit with mixer taps, large built-in gas oven with five ring gas hob and stainless steel extractor hood, various under-counter lighting, inset spotlighting, panelled radiator, double-glazed window to front aspect, staircase to first floor with space below and plumbing for washing machine, door to:

#### LOUNGE

A spacious reception room with two panelled radiators, double-glazed French doors and double-glazed window to either side, looking over the enclosed garden. TV ariel point.

#### FIRST FLOOR LANDING

Panelled radiator, door to:

#### BEDROOM ONE

Double-glazed window to rear aspect, panelled radiator, skimmed ceilings.

#### FAMILY BATHROOM

With fully tiled walls, panelled bath with mixer taps, shower attachment, pedestal wash basin, close-coupled WC, panelled radiator, double-glazed obscure window to side aspect, extractor fan.

#### BEDROOM TWO

Double-glazed window to front aspect, panelled radiator.

#### SECOND FLOOR LANDING

Panelled radiator, access to insulated roof space.

#### MAIN BEDROOM

Spacious principle bedroom with double-glazed window to rear aspect, double panelled radiator, range of built-in wardrobes, TV ariel point, door to:

#### ENSUITE

A well appointed ensuite shower room with tiled walls, double shower cubicle with rain head shower and separate hand attachment, close-coupled WC, wash basin inset into vanity unit with drawers, extractor fan and spotlights..

#### BEDROOM FOUR

Double-glazed window to front elevation, panelled radiator, built-in cupboard.

#### OUTSIDE

There is allocated parking and to the rear is a lovely enclosed paved garden ideal for alfresco entertainment, and pedestrian gate to side. Outside tap.

#### SERVICES

Mains water, electricity, drainage and gas central heating. The boiler is located in kitchen beside the extractor fan. The property falls within Council Tax Band C.

#### DIRECTIONS

From our office in Hayle, turn left along Fore Street and go past the Recreation Park on your right. Take the turning right onto Caroline Row, and right again into Madison Close - the property will then be seen on your right hand side and identifiable with a Millerson For Sale board.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: C



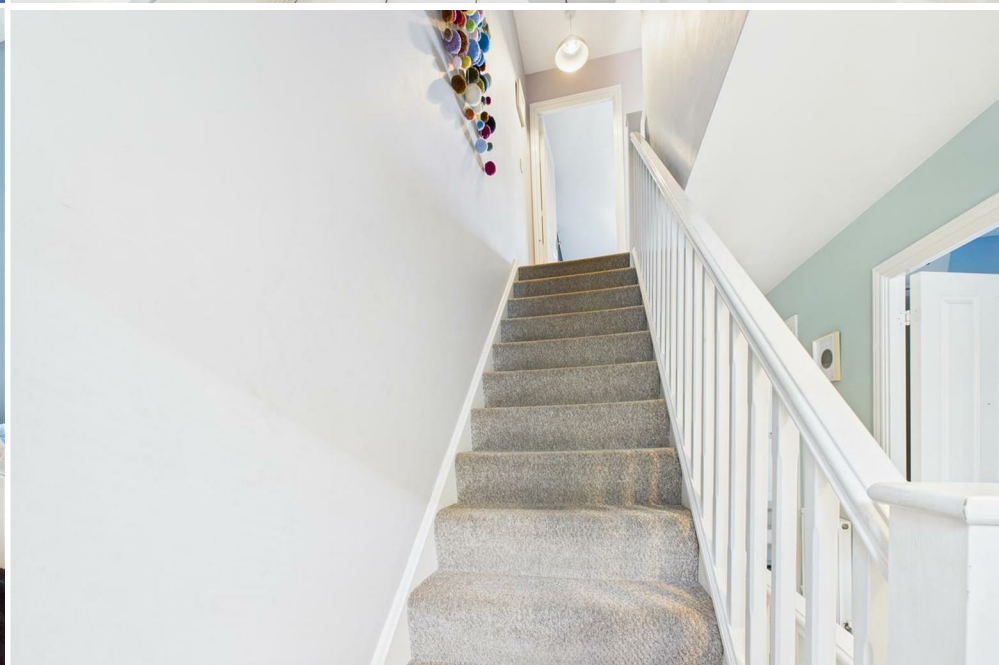
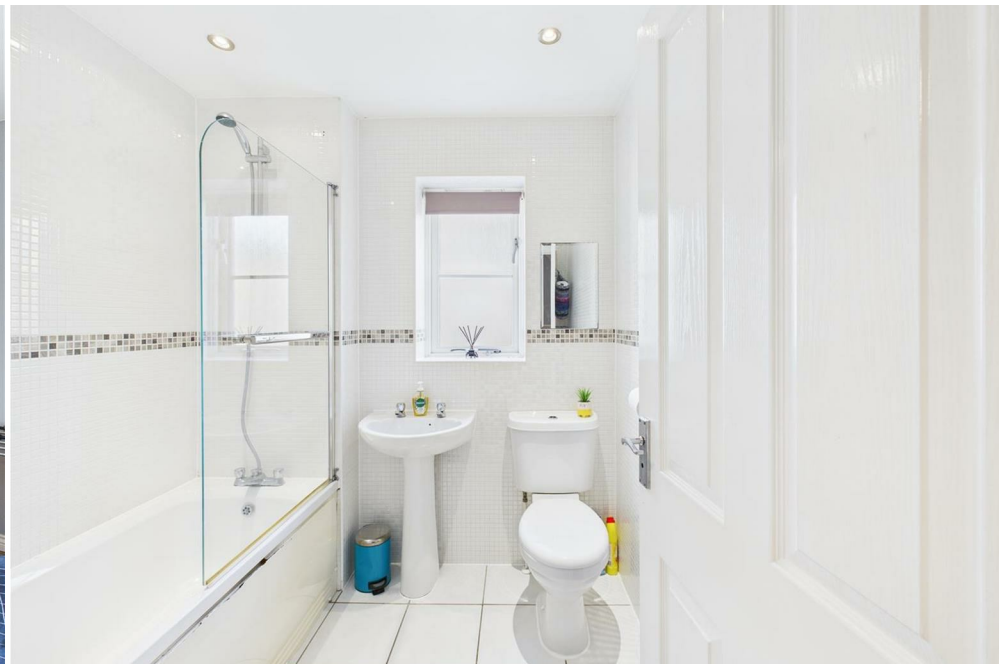
Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: C  
 Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: None  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: On Street and Allocated  
 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  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes



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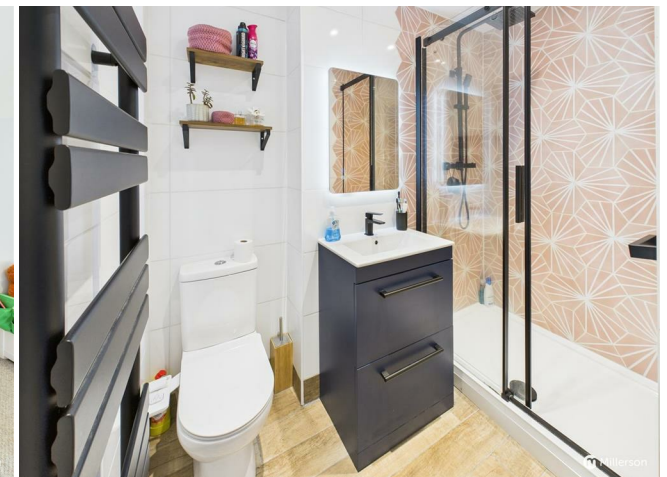
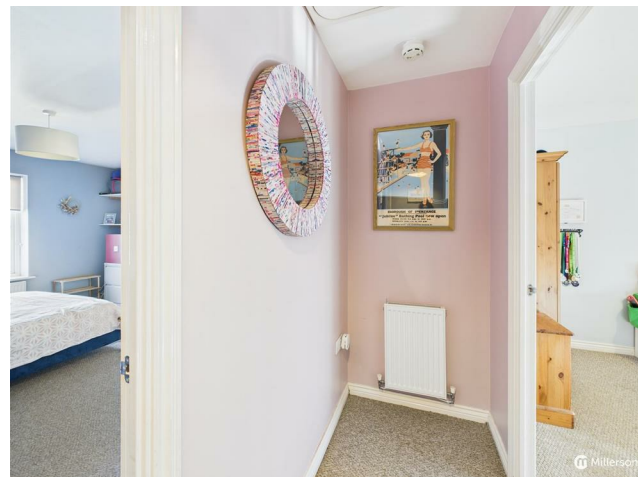
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

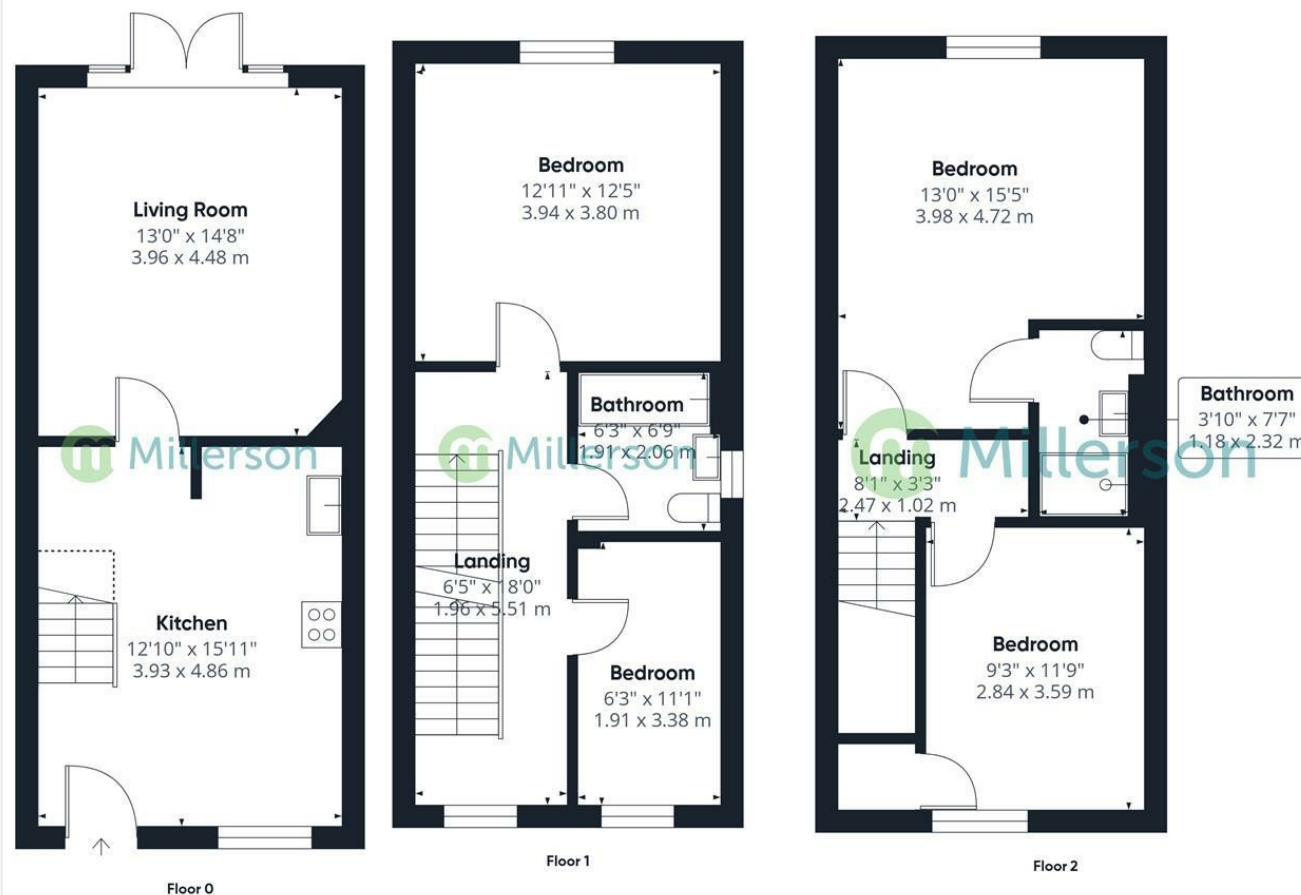




Madison Close, Hayle, TR27 4BZ







#### Approximate total area<sup>m</sup>

1122 ft<sup>2</sup>  
104.1 m<sup>2</sup>

#### Reduced headroom

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

E: [hayle@millerson.com](mailto:hayle@millerson.com)

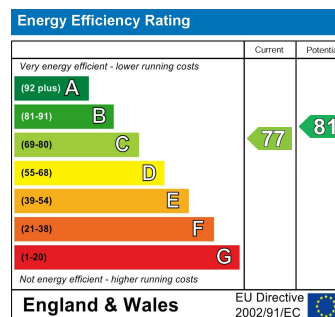
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