

3 Greenbank
Connor Downs, TR27 5DA







3 Greenbank Connor Downs, TR27 5DA

Located in the area of Greenbank, Connor Downs, this delightful four bedroom detached bungalow offers a perfect blend of modern living. The property boasts a spacious master bedroom complete with an en-suite and built in wardrobes, ensuring privacy and comfort for its occupants.

As you step inside the light and airy home, you will be greeted by a contemporary design that flows throughout the home. The well appointed kitchen provides ample space for a dining table, making it an ideal spot for family meals and entertaining guests. The inviting lounge/diner features a cosy log burner, creating a warm atmosphere during the cooler months, while the doors leading out to the garden allow transition between indoor and outdoor living.

The garden is a true highlight, adorned with flower beds that feature fragrant lavender, offering a serene escape for relaxation. Additionally, an outbuilding equipped with electricity presents an excellent opportunity for a home office, providing a quiet space to work or pursue hobbies.

For those with vehicles, the property includes a double garage and driveway parking, ensuring convenience and security. This bungalow is, perfect for families or anyone seeking to live in convenient location. With its modern features and lovely outdoor space, this property is sure to impress.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price- £555,000

Location

Connor Downs is a village in west Cornwall, situated in the civil parish of Gwinear-Gwithian. Located east of Hayle and south-southeast of Gwithian churchtown, it offers picturesque surroundings and a friendly community. The village features amenities such as a primary school, a pub, and Connor Downs Surgery.

Accommodation

Entrance Hallway
Kitchen 6.71m x 3.33m
Utility 2.44m x 1.55m
Double Garage 5.05m x 4.95m
Lounge/Diner 8.08m x 4.90m(max)
Bedroom 3.45m x 3.00m

Bathroom

Bedroom 3.45m x 2.21m

Bedroom 3.48m x 2.46m

Bedroom with en-suite 4.98m x 3.48m

Parking

Driveway for parking for multiple vehicles.

Garage

Double garage with electric roller door and access to the side garden.

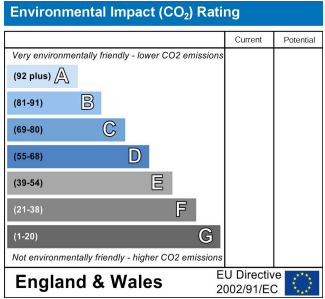
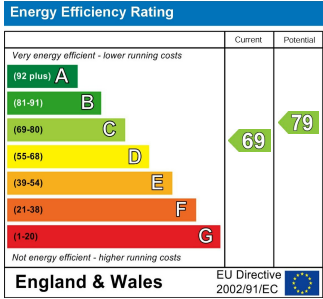
Outside

The property features an enclosed garden with pedestrian access on both sides. The garden includes a patio area and a lawn, complemented by flower beds which feature lavender plants. There's also a shed and an outbuilding with electricity, ideal for a home office.

Services

Mains electric, gas, water and drainage.





Council Tax Band E

What3Words

///hint.renewals.galloping

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

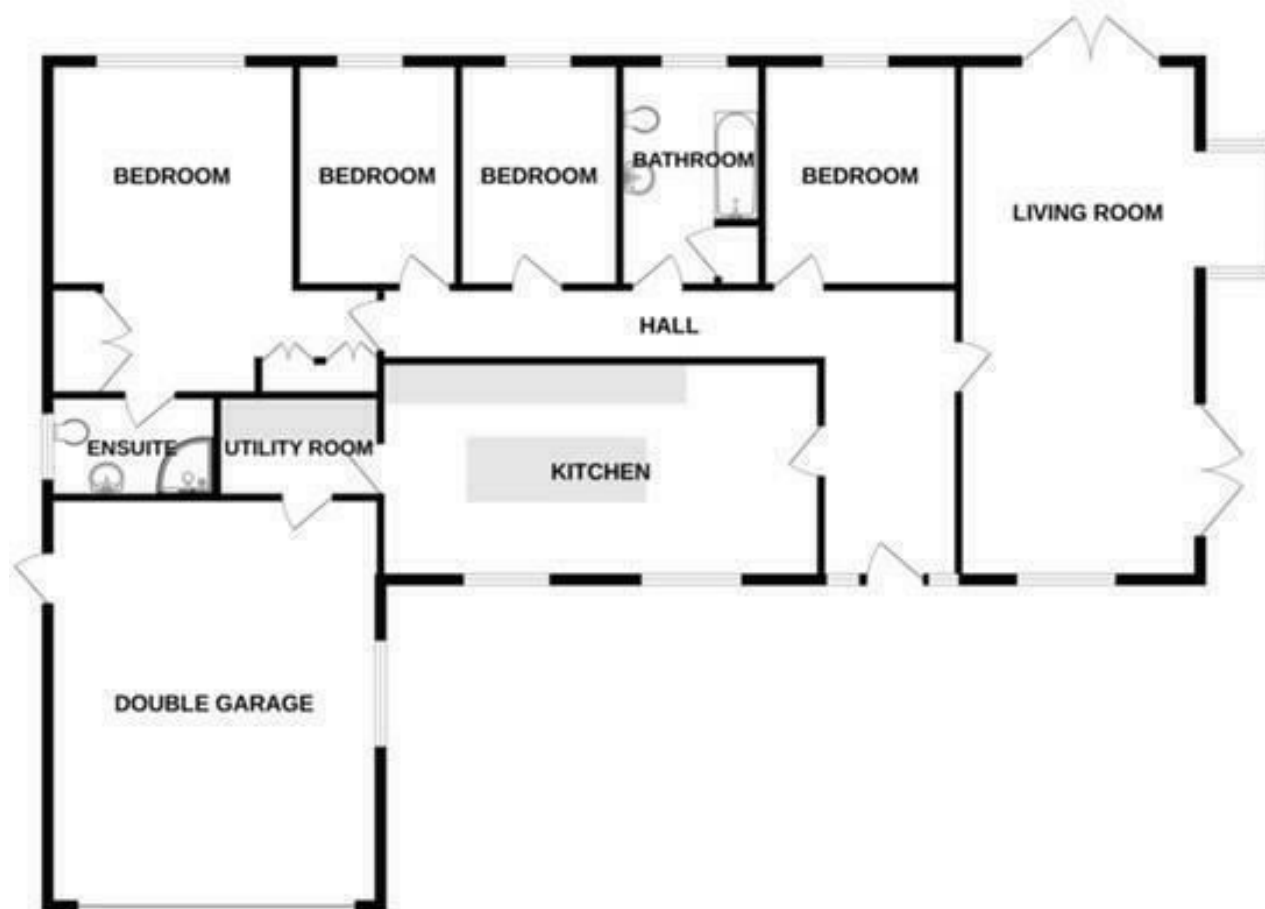
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 sq.m.) approx.

While 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.
Made with Metrepro 5/2024

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

