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**Wall Road,
Gwinear, Hayle**

Guide Price £295,000
Freehold





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Property Introduction

A most spacious and versatile family home offering well proportioned accommodation arranged over three floors. At ground floor level there are two reception rooms and a generous kitchen/diner with doors to the garden.

On the first floor there are three bedrooms and the family bathroom. The top of the house boasts a further bedroom and bathroom.

To the front of the property there is ample driveway parking whilst to the rear there is a most attractive garden incorporating a delightful garden room, ideal for those wishing to work from home or use as a hobby room. Come and see what this lovely home can offer you, we're sure you will not be disappointed!

Location

The rural village of Wall is some three miles from Hayle, which is noted for its three miles of golden sandy beaches and Camborne is within four miles and offers comprehensive shopping outlets, both local and national, banks and a main line Railway Station.

Access to the A30 is less than three miles distant. In the adjacent village of Carnhell Green there is a Post Office and a village shop. The closest Primary School is at Gwinear.

ACCOMODATION COMPRISES

Front door to:-

ENTRANCE PORCH

Complementary tiling to dado height. Wall mounted cupboard housing consumer unit. Radiator. Glazed doors with side panels to:-

ENTRANCE HALL

Radiator. Stairs rising to first floor. Doors to:-

LIVING ROOM 13' 9" x 10' 7" (4.19m x 3.22m) plus bay

Feature fireplace housing living flame gas fire. Double glazed window to front. Laminate flooring. Radiator.

DINING ROOM 11' 2" x 10' 11" (3.40m x 3.32m)

Central 'Aga' (not working) with cupboards to either side. Radiator. Squared arch leading through to:-

KITCHEN 18' 9" x 7' 7" (5.71m x 2.31m)

Fitted with a matching range of pine wall and base cupboards with roll edge worksurfaces over. Space for cooker. Space for dishwasher. Space for fridge/freezer. Double glazed French doors to garden. From hallway, stairs to:-

HALF LANDING

Double glazed window to rear. Further stairs to:-

FIRST FLOOR LANDING

Access hatch to loft. Turning staircase to second floor. Doors to:-

SHOWER ROOM

Independent shower cubicle housing electric shower unit. Wash handbasin inset to vanity unit with cupboards under and low level w.c. Heated towel rail. Shaver light and point. Obscure double glazed window to rear. Complementary wall tiling.

BEDROOM ONE 13' 9" x 8' 5" (4.19m x 2.56m) maximum measurements into bay

Double glazed window to front. Range of built-in wardrobes to one wall. Radiator.

BEDROOM TWO 10' 9" x 8' 1" (3.27m x 2.46m)

Double glazed window to front. Laminate flooring. Radiator.

BEDROOM THREE 10' 10" x 6' 9" (3.30m x 2.06m)

Double glazed window to rear. Radiator.

SECOND FLOOR LANDING

Two eaves storage cupboards. Doors to:-

BEDROOM FOUR 19' 0" x 6' 8" (5.79m x 2.03m) restricted headroom to one side

Feature beamed ceiling. Velux window to rear.

BATHROOM

Fitted with a modern white suite comprising panelled bath, close coupled w.c. and wash handbasin inset to vanity unit with cupboards under. Complementary wall tiling. Velux window to rear.

OUTSIDE FRONT

To the front of the house there is a generous driveway parking area providing parking for three to four cars in tandem.

REAR GARDEN

To the rear there is a paved courtyard garden area leading to a side access gate. This in turn leads through a trellis arch to a gravelled garden enclosed by panelled fencing and mature shrubbery, this is home to the garden room. Past the gravelled garden there is a lawned garden which backs on to open farmland.

GARDEN ROOM 10' 11" x 7' 2" (3.32m x 2.18m)

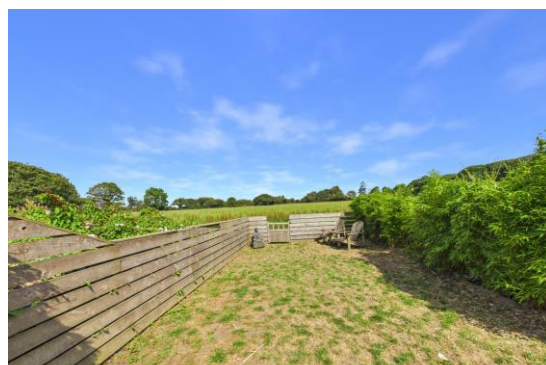
Power and light connected and where one can retreat and enjoy a little peace and quiet.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

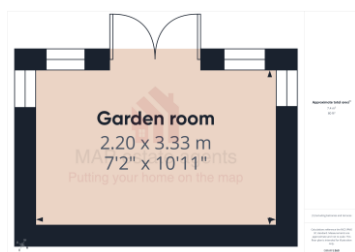
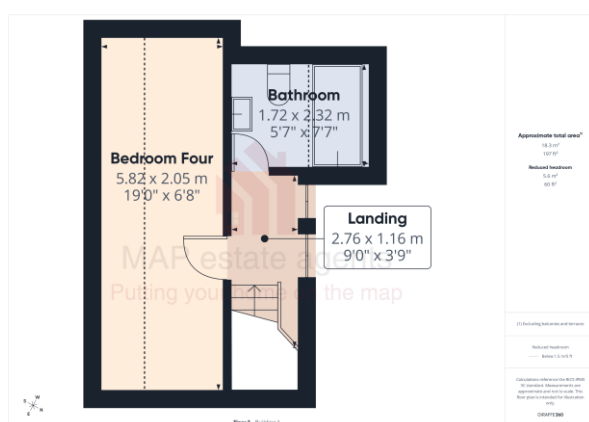
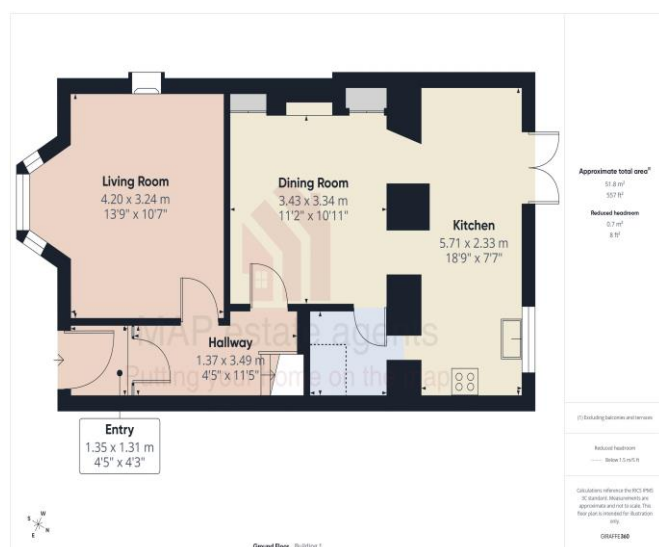


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Spacious family home
- Two reception rooms
- Generous kitchen/diner
- Four bedrooms
- Rear garden with garden room
- Open countryside views
- Ample driveway parking
- Double glazed
- Gas central heating
- No chain sale



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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