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Putting your home on the map

Colroger Close, Mullion

£230,000

Freehold







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Property Introduction

Situated within the highly regarded sought-after coastal village of Mullion, this spacious, well presented three bedroom home is being offered for sale chain-free. Offering generous and versatile accommodation, this property is ideally suited for family living or those seeking a property in a desirable part of Cornwall. The property also presents an excellent opportunity for buyers looking for a potentially straight-forward purchase. The accommodation comprises of a sitting room, dining area, separate kitchen, conservatory and a garage on the ground floor along with three bedrooms and a bathroom on the first floor. A particularly useful addition is the conservatory, creating an additional reception space and an ideal spot to relax and enjoy the garden throughout the seasons.

To the outside, the property benefits from both front and rear gardens. The sizeable front garden is predominantly laid to lawn, providing an attractive approach to the property, whilst the enclosed rear garden offers a pleasant outdoor space for relaxing, gardening or entertaining. A garage and driveway provide convenient off-road parking and additional storage. Combining spacious accommodation, attractive gardens, a garage and driveway parking with an enviable village location close to the Cornish coastline, this property offers an excellent opportunity to enjoy a relaxed lifestyle in one of Cornwall's most desirable locations. An early viewing is strongly recommended.

Location

Colroger Close is situated within the popular and well established village of Mullion - one of the largest and most sought-after villages on the beautiful Lizard Peninsula in South Cornwall. Offering a wonderful balance of village convenience, community atmosphere and access to the spectacular Cornish coastline, Mullion is an excellent location for those looking to enjoy a relaxed coastal lifestyle. The village itself offers a good range of everyday amenities, including local shops, convenience stores, cafés, traditional Public Houses, restaurants and independent businesses. There are also primary and secondary schooling facilities, a health centre and pharmacy together with a variety of community groups and recreational activities. A particular attraction of the area is its beautiful surrounding coastline, with miles of scenic coastal walks and an abundance of picturesque beaches and secluded coves close by. Mullion Cove is a charming historic harbour, cared for by the National Trust, nestled beneath rugged cliffs and offering wonderful coastal scenery. Nearby Polurrian Cove and Poldhu Cove are particularly popular, with sandy beaches, opportunities for surfing, swimming and coastal walks along the renowned South West Coast Path. For a wider range of retail, leisure and commercial facilities, the nearby market town of Helston is approximately five miles distant, offering supermarkets, high street retailers, restaurants, leisure facilities and further schooling options. The location also provides a convenient base for exploring the wider Lizard Peninsula, including its picturesque villages, unspoilt countryside and renowned beauty spots. Combining excellent village amenities with easy access to some of Cornwall's finest beaches and coastal scenery, Mullion remains a particularly desirable location for families, retirees and those looking to embrace the very best of coastal living.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed window to the front. Carpeted flooring. uPVC double glazed double doors leading to:-

SITTING ROOM 17' 6" x 12' 2" (5.33m x 3.71m)

uPVC double glazed window to the front overlooking the garden. Woodburner, bar, wall-mounted electric heater, carpeted flooring and staircase rising to first floor. Hinged wooden doors to:-

DINING AREA 10' 8" x 8' 2" (3.25m x 2.49m)

Double patio doors to the rear patio and garden area. Carpeted flooring.

KITCHEN 10' 6" x 8' 10" (3.20m x 2.69m) maximum measurements

Fitted with a range of units and incorporating an inset sink unit. Double oven, dishwasher, electric hob and cooker hood and laminate wood style flooring. uPVC double glazed door to:-

CONSERVATORY 8' 8" x 7' 10" (2.64m x 2.39m)

uPVC double glazed double doors opening onto the rear garden. Wood laminate flooring.

FIRST FLOOR LANDING

Cupboard housing electric hot water cylinder and carpeted access to:-

SHOWER ROOM

uPVC double glazed frosted window to the rear overlooking the garden. Tiled shower unit, wash hand basin, WC and heated towel rail.

BEDROOM ONE 11' 5" x 9' 8" (3.48m x 2.94m)

uPVC double glazed window to the rear overlooking the garden. Carpeted flooring

PRICIPAL BEDROOM TWO 11' 6" x 10' 9" (3.50m x 3.27m)

Two uPVC double glazed windows to the front enjoying sea views. Built-in cupboards and air conditioning unit.

BEDROOM THREE 8' 7" x 6' 5" (2.61m x 1.95m)

uPVC double glazed window to the front enjoying sea views. Carpeted flooring.

GARAGE (not measured)

A breezeblock-built garage with an up-and-over door and concrete flooring.

OUTSIDE FRONT

To the front of the property, there is driveway leading to the garage and path leading to the front door and side access to the rear. The front garden is laid to lawn.

OUTSIDE REAR

To the rear, there is a patio from the dining area and and a lawned rear garden which features a garden shed, enclosed fencing on all sides and side access to the front garden.

SERVICES

Mains water, mains drainage and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

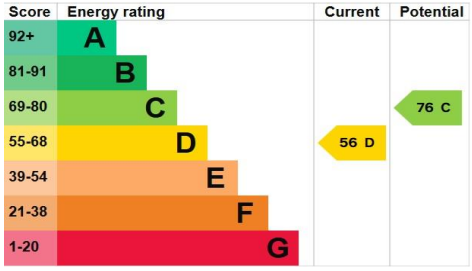
From Helston, take the A3083 southbound towards The Lizard, following the road around the outskirts of the town and continuing past RNAS Culdrose which will be on your left-hand side. Continue straight ahead at the roundabout, following the signs for The Lizard. After approximately seven miles, look out for the turning on your right-hand side signposted 'Mullion' close to The Lizard Point Holiday Park. Turn right and follow this road towards Mullion Village, passing Mullion Golf Club and continuing towards the village centre. On approaching Mullion, you will pass Mullion School on your left-hand side. Continue a short distance before taking the left-hand turning into Tregellas Road. Follow the road uphill passing the local residential properties and take the turning into Colroger Close where the property will be identified the right-hand side. If using What3words: petted.coaching.culminate

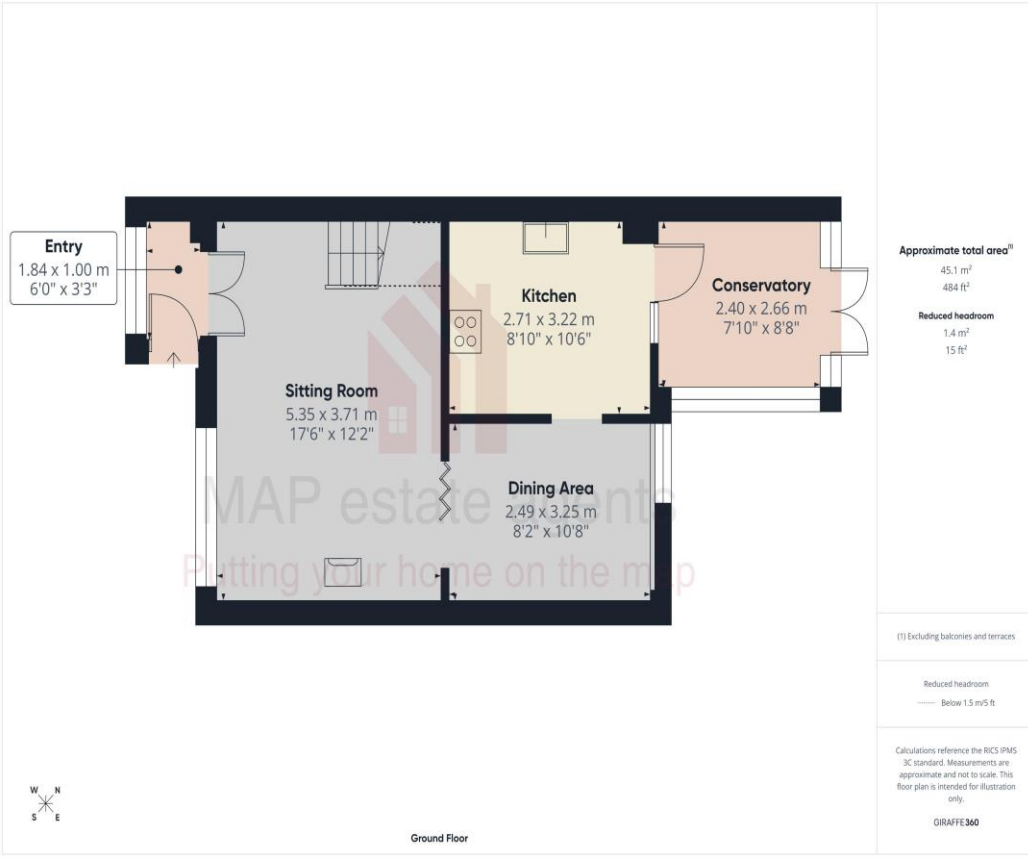














MAP's top reasons to view this home

- Spacious three bedroom family home
- Offered for sale chain free
- Sitting room providing flexible living
- Fitted kitchen with integrated appliances
- Conservatory overlooking the rear garden
- Enclosed rear garden with patio and lawn
- Detached garage, driveway parking
- Council Tax Band 'B'
- Easy access to Helston, Porthleven and the Cornish coastline

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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