8, Greenbank

STAGS

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Connor Downs, Hayle, TR27 5DA

A substantial 3/4 bedroomed linked attached residence offering over modern and flexible accommodation.

- NO ONWARD CHAIN
- Gardens
- Flexible accomidation
- Open Plan Living
- Freehold
- 3/4 Bedrooms
- Modern Finish
- Parking
- Linked Attached
- Council Tax Band E

Guide Price £430,000

SITUATION

Connor Downs is a popular village offering a range of local amenities, including a Spar petrol station, garage and convenience store, public house and various independent businesses. The well-regarded Trevaskis Farm, with its popular farm shop and café, is also nearby. Connor Downs Primary School is located within the village, while the neighbouring towns of Hayle and Camborne provide a wider range of shopping, leisure and educational facilities, together with railway stations on the mainline between Penzance and London.

The beautiful sandy beach at Gwithian is just a short drive away and is a favourite destination for surfers, dog walkers and those wishing to enjoy the spectacular Cornish coastline. Approximately two and a half miles away, the historic village of Gwithian is surrounded by open countryside and lies close to the expansive sands of Gwithian Beach, which stretch from the Hayle Estuary towards Godrevy Point and its iconic lighthouse. The renowned harbour town of St Ives is approximately 10 miles away, celebrated for its vibrant artistic heritage, picturesque harbour, galleries, independent shops and an array of beautiful sandy beaches.

THE PROPERTY

Occupying a tucked-away position within a quiet cul-de-sac, this spacious three-bedroom bungalow offers well-proportioned and versatile accommodation, having been improved by the current vendors to include a contemporary fitted kitchen and a converted garage providing an additional reception room, ideal for use as a home office, playroom or hobby space. The property further benefits from a generous driveway, lawned gardens to three sides and planning permission to extend and reconfigure the existing accommodation, subject to the relevant permissions remaining valid.

The gas centrally heated accommodation is entered via an obscured double-glazed front door, opening into an impressive L-shaped open-plan kitchen and dining room. The kitchen is fitted with an attractive range of Shaker-style units, complemented by oak block work surfaces, a five-ring gas hob, oven, breakfast bar and space for a freestanding fridge-freezer and dishwasher. The adjoining dining area provides ample space for a family table, with double doors opening into the principal reception room and further access to the inner hallway. A separate utility room provides additional worktop space, a stainless steel sink and drainer, together with plumbing and space for a washing machine and tumble dryer. The converted garage offers a useful additional room, with fitted carpeting, a cupboard housing the gas-fired combination boiler and a double-glazed door opening directly onto the rear garden.

The principal living room is a particularly spacious reception area, enhanced by an impressive vaulted ceiling and a feature slate fireplace with timber mantel and slate hearth. A recessed seating area, windows to two aspects and sliding patio doors to the side create a light and welcoming environment, with a pleasant outlook towards the gardens. An inner hallway leads to three bedrooms and the family bathroom. The principal bedroom enjoys a rear aspect, built-in storage and its own en-suite shower room, fitted with a corner shower cubicle, pedestal wash hand basin, WC and heated towel rail. The two further bedrooms are both well-proportioned and benefit from double-glazed windows, offering flexibility for family occupation, guests or additional workspace.

The family bathroom is fitted with a white suite comprising a panel-enclosed bath with a mains-fed shower over, pedestal wash hand basin and WC. Additional features include a heated towel rail and a useful built-in cupboard with shelving.

OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for approximately three vehicles, with a paved step leading to the entrance. The front garden is predominantly laid to lawn, complemented by a gravel border and enclosed by fencing, with a timber shed positioned to the side.

A pedestrian gate provides access to the side garden, which is laid to lawn and incorporates a paved patio area, offering an ideal space for outdoor seating and dining. The garden is enclosed by a combination of walling and fencing, providing a good degree of enclosure. A pathway continues alongside the property to the rear garden, which is laid to lawn and enjoys a private setting, enclosed by walling and fencing, with ample space for a larger garden shed.

SERVCIES

Mains Water, Electricity and Water.

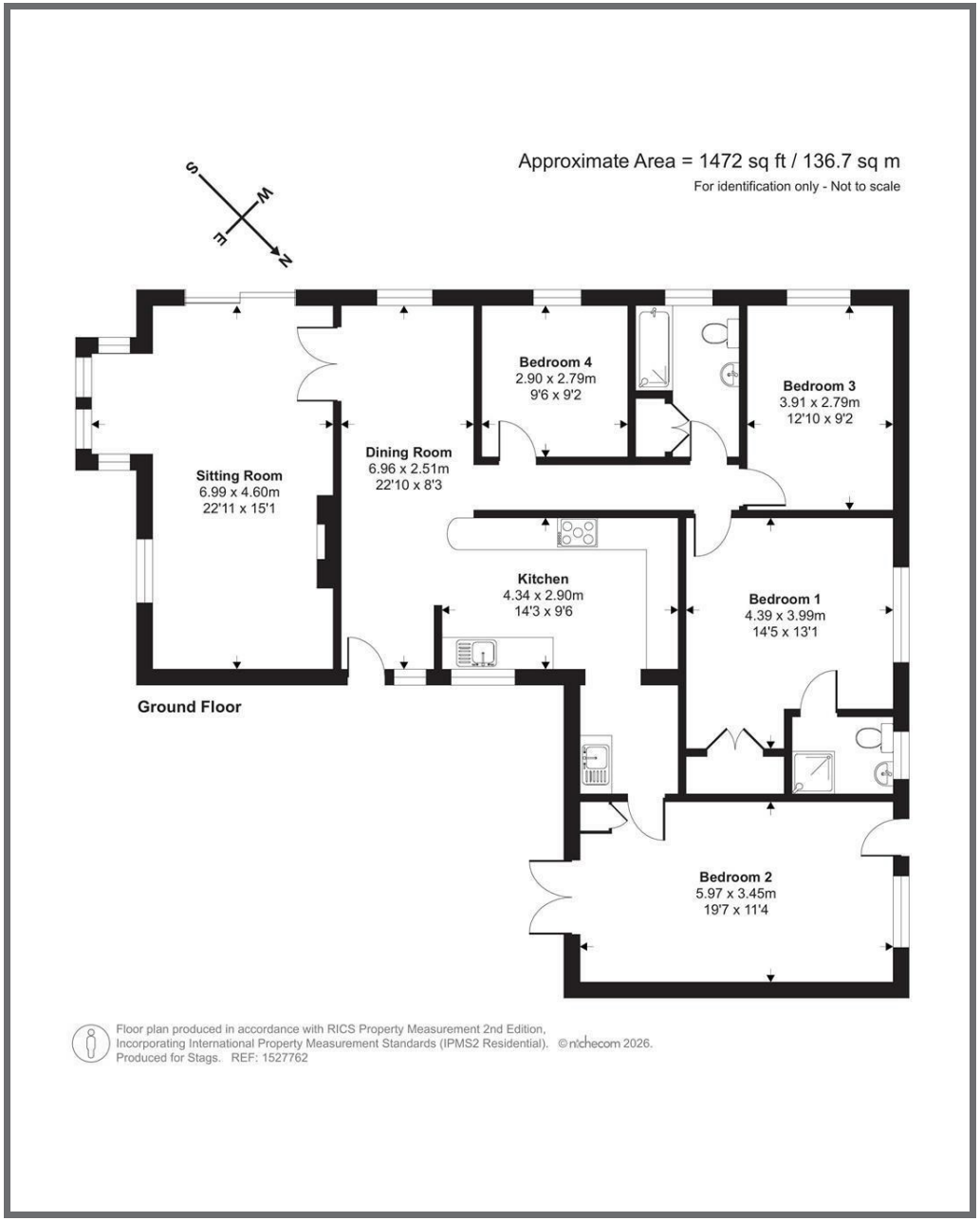
VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

What3Words - ///seabirds.smile.compress

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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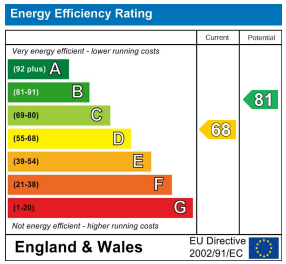

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