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**Trevaskis Meadow,
Connor Downs, Hayle**

**Guide Price £440,000
Freehold**





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Property Introduction

Presented to the highest of standards, this four bedroomed detached residence offers well proportioned accommodation arranged over two floors.

At ground floor level there is a most attractive kitchen/diner perfect for entertaining guests, a spacious and light living room with doors to the rear garden and a useful ground floor cloakroom. Upstairs one will find four bedrooms with the principal bedroom boasting ensuite facilities and the family bathroom. To the front of the house there is private driveway parking leading to the garage with electric roller door.

To the rear of the property there is a generous enclosed garden with patio seating area and garden shed.

To summarise, a fabulous family home in situated on a quiet cul-de-sac in the village of Connor Downs.

Location

Connor Downs is a vibrant community, offering an excellent primary school and a well-renowned pub, making it an ideal location for families. Additionally, the village boasts a garage and a Spar shop for your everyday needs.

The nearby town of Hayle is approximately two miles distant and here, one will find primary and secondary schooling, a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington or Penzance in the other direction.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE HALL

A spacious welcoming entrance. Built-in cloaks cupboard. Radiator. Turning staircase to first floor. Doors off to:-

CLOAKROOM

Fitted with a concealed cistern WC and wash handbasin inset to vanity with cupboard below. Radiator. Obscure double glazed window to side. Complementary wall tiling.

KITCHEN/DINER 18' 2" x 12' 0" (5.53m x 3.65m)

This stunning kitchen/diner offers a fantastic space in which to entertain. Fitted with a striking range of wall and base cupboards of contrasting shades of light green and white with light wood effect worksurfaces over. Built-in stainless steel oven with gas burner hob inset to worksurface and extractor over. One and a half bowl sink unit with mixer tap over. Double glazed windows to front and side. Radiator.

LIVING ROOM 20' 2" x 10' 3" (6.14m x 3.12m)

A wonderful light and airy room boasting doors out on to the rear garden. Engineered oak flooring. Television point. Double glazed window to rear. Double glazed French doors to rear garden. Understairs storage cupboard.

From entrance hall, turning staircase to:-

FIRST FLOOR LANDING

A wide landing area with access hatch to loft storage. Radiator. Doors to:-

PRINCIPAL BEDROOM ONE 11' 4" x 9' 9" (3.45m x 2.97m) plus door recess

Double glazed window to rear. Built-in double wardrobe. Further built-in cupboard. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Shower enclosure with glazed screen housing mains fed shower, concealed cistern WC and wall mounted wash handbasin. Complementary wall tiling.

BEDROOM TWO 10' 4" x 7' 10" (3.15m x 2.39m)

Double glazed window to rear. Radiator.

BEDROOM THREE 9' 9" x 8' 0" (2.97m x 2.44m) plus door recess

Double glazed window to front. Radiator. Built-in wardrobe.

BEDROOM FOUR 10' 7" x 7' 9" (3.22m x 2.36m) L-shaped, maximum measurements

Double glazed window to front. Radiator.

FAMILY BATHROOM

Fitted with a modern white suite comprising panelled bath, concealed cistern WC and wash hand basin inset to vanity unit. Heated towel rail. 'Velux' window.

OUTSIDE

To the front of the property there is a herringbone driveway providing off-road parking, this leads in turn to the garage. To the rear of the house there is a lovely enclosed garden boasting a westerly aspect. The garden is mainly laid to lawn with raised flower planters and a generous patio for dining outside when the weather permits. The garden has a courtesy door to the garage, outside tap and a useful storage shed.

GARAGE 19' 7" x 10' 3" (5.96m x 3.12m)

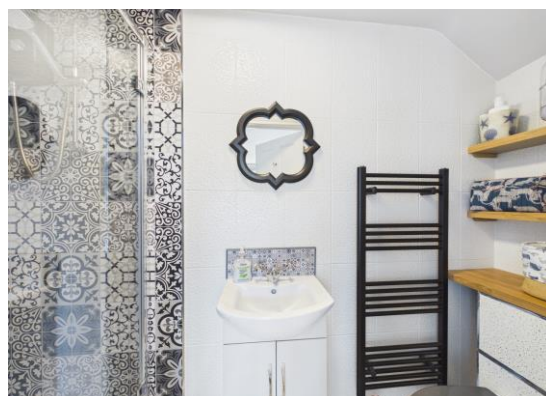
Electric roller door. Light and power connected.

SERVICES

Mains water, mains electricity and mains gas. Private drainage via shared septic tank.

AGENT'S NOTE

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

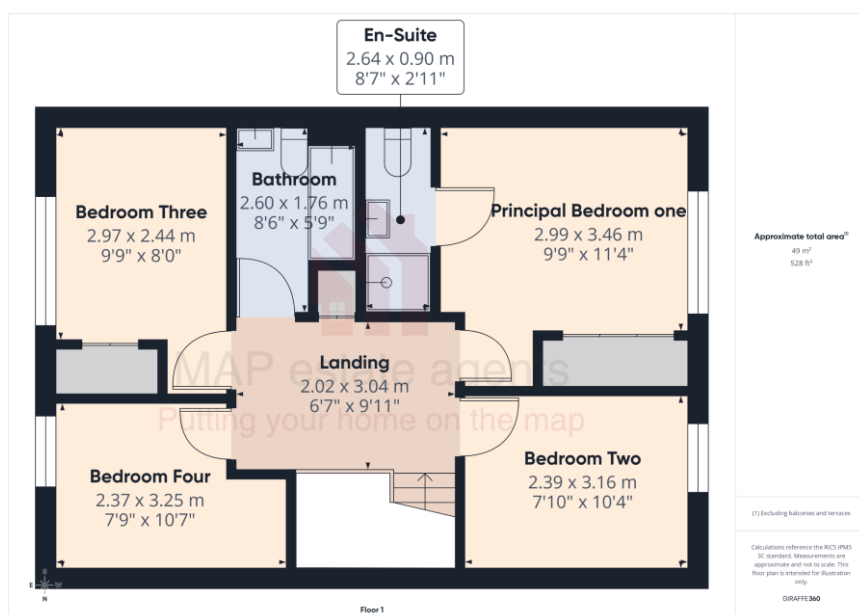


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	A		
(81-91)	B		89
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached four bedroom family home
- Principal bedroom en-suite
- Stunning kitchen/diner
- Light and airy living room
- Private enclosed garden
- Cul-de-sac position
- Gas central heating
- Double glazing
- Ground floor cloakroom
- First floor bathroom



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