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**Henver Close, Gwinear,
Hayle**

**Offers Over £350,000
Freehold**





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Property Introduction

This deceptively spacious detached house simply has all the space you need for family living. Arranged over three floors, the ground floor offers a useful cloakroom, light and airy living room, fabulous kitchen/diner and separate utility room with a courtesy door to the integral garage. At first floor level one will find three further bedrooms (the principal having ensuite facilities) and the family bathroom with a shower and bath combination. A further staircase leads to the impressive loft conversion which we feels makes a fantastic room for a teenager or from which to work from home and also boasts its own ensuite shower room.

A private herringbone driveway gives parking for two cars and leads to the garage. There is a car charging point.

The property is double glazed and warmed via gas ventral heating to radiators.

Location

The property is located in the heart of the hamlet of Reawla in a popular residential area which is on the local bus route. It is located some three miles from Hayle which is noted for its three miles of golden sandy beaches.

Camborne will be found within four miles and offers a wide range of shopping outlets and a mainline Railway Station with direct links to London Paddington and the north of England. In the adjacent village of Carnhell Green, there is a Post Office and a village shop.

ACCOMMODATION COMPRISES

uPVC double glazed panel door to :-

ENTRANCE HALL

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

GROUND FLOOR CLOAKROOM

Fitted with white suite comprising close coupled WC and wall mounted wash handbasin. Obscure double glazed window to side. Radiator.

LOUNGE 12' 2" x 10' 10" (3.71m x 3.30m)

A lovely light and bright living space with wooden flooring. Double glazed window to side. Radiator. TV point. Door to :-

KITCHEN/DINER 14' 5" x 9' 9" (4.39m x 2.97m)

Fitted with an extensive matching range of cream wall and base cupboards with 'butchers block' style worksurfaces over. Built-in eye level double oven. Hob inset to worksurface with extractor over. One and a half bowl single drainer sink unit with mixer tap over. Space for fridge/freezer. Space for dishwasher. Double glazed window to rear. Double glazed panel door to rear garden. Door to :-

UTILITY ROOM 9' 9" x 9' 1" (2.97m x 2.77m)

Fitted with a matching range of cream wall and base cupboards with 'butchers block' style worksurfaces over. Stainless steel single drainer sink unit. Spaces for washing machine and tumble drier. Radiator. Double glazed window to side. Courtesy door to garage. From entrance hall, stairs rising to :-

FIRST FLOOR LANDING

Radiator. Smoke alarm. Doors to :-

BEDROOM ONE 12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to front. Radiator. Door to :-

EN-SUITE SHOWER ROOM

Fitted with independent shower cubicle with glazed screen housing mains fed shower unit, close coupled WC and wash handbasin inset to vanity unit with cupboard under. Heated towel rail. Complementary wall tiling.

BEDROOM TWO 11' 9" x 9' 1" (3.58m x 2.77m)

Double glazed window to side. Radiator. Built in cupboard.

BEDROOM THREE 10' 10" x 7' 0" (3.30m x 2.13m)

Double glazed window to side. Radiator. Built in cupboard.

FAMILY BATHROOM

Fitted with a modern white suite comprising paneled bath, close coupled WC and wash handbasin inset to vanity unit with cupboard under. Independent shower cubicle with glazed screen housing mains fed shower unit. Radiator. Obscure double glazed window to rear.

From first floor landing, door and dog leg 'paddle staircase' to :-

BEDROOM FOUR 15' 11" x 13' 0" (4.85m x 3.96m)

This superb loft conversion has lots of natural light with a double glazed window to one side and two further 'Velux' windows. Eaves storage areas. Two built in double wardrobes. Door to :-

EN-SUITE SHOWER ROOM

Fitted with independent shower cubicle with glazed screen housing mains fed shower unit, close coupled WC and wash handbasin inset to vanity unit with cupboard under. Heated towel rail. Complementary wall tiling. 'Velux' window. Radiator.

OUTSIDE

The property is approached via a herringbone driveway providing parking for two cars and leading to the electric charging point and GARAGE with metal up and over door. Light and power connected. There are gated entrances to both sides of the house leading to the rear lawned garden which is enclosed making it child and pet friendly. Here one will find a hot tub to be enjoyed in the summer months. Outside tap.

GARAGE 12' 1" x 9' 1" (3.68m x 2.77m)

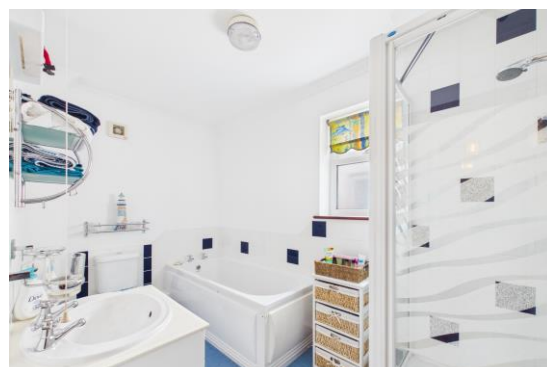
With metal up and over door. Light and power connected.

SERVICES

Mains water (metered), electricity, drainage and mains gas.

AGENTS NOTES

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

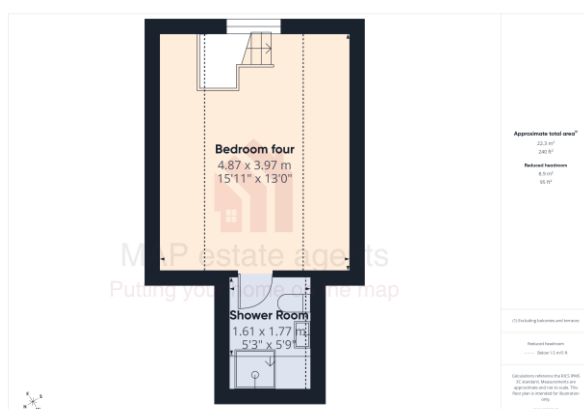
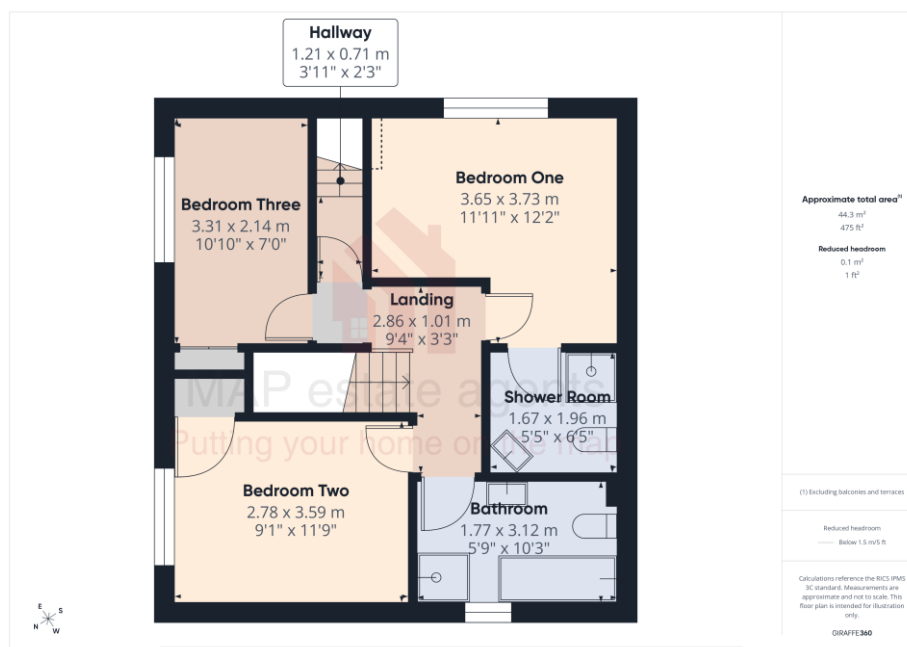
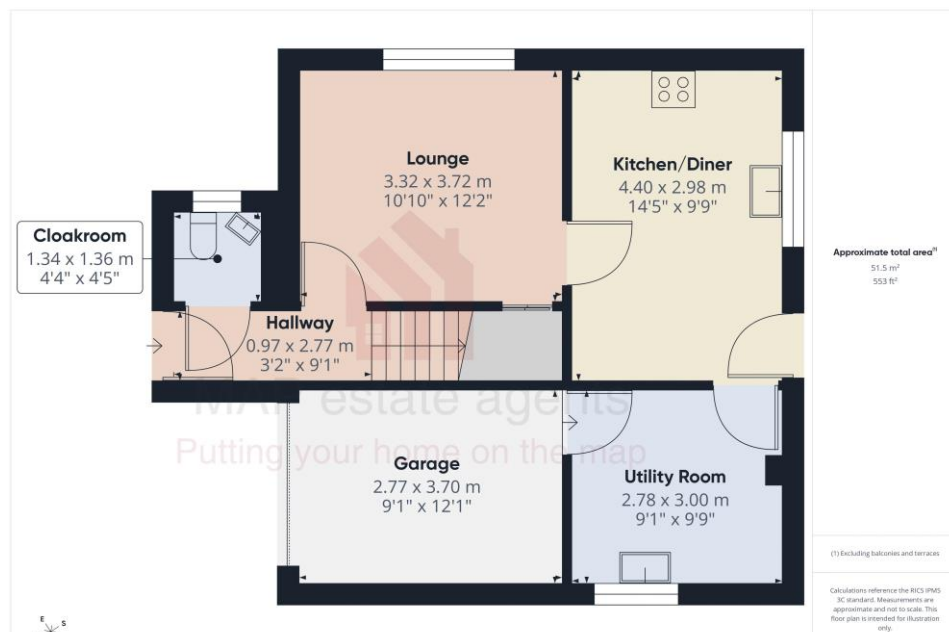


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
	77	82
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Perfect family home arranged over three floors
- Four bedrooms (Two with en-suites)
- Immaculately presented accommodation
- Generous kitchen/diner
- Spacious lounge
- Utility room
- Garage and herringbone driveway parking
- Village location
- Gas central heating
- Double glazed



01209 243333 (Redruth & Camborne)
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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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