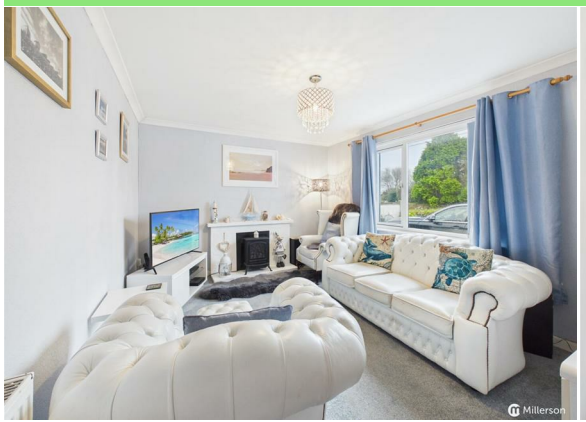
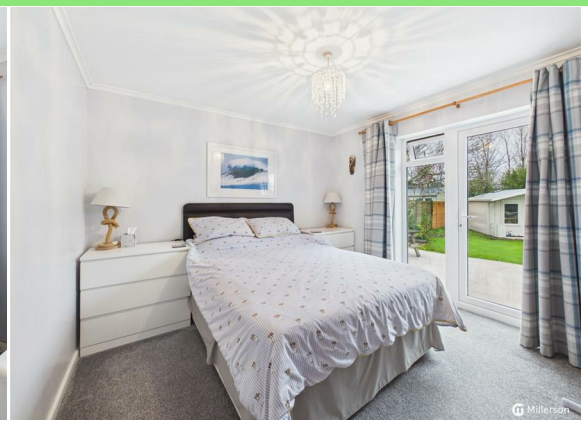


Horsedowns Road
Leedstown
Hayle
TR27 6BS

Asking Price £425,000

- AN EXTENDED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- LOVELY MATURE LEVEL REAR GARDEN
- LARGE PAVED PATIO IDEAL FOR ENTERTAINING
- LARGE GARDEN CHALET
- AMPLE PARKING AND GARAGE
- CLOSE TO VILLAGE CENTRE
- CONVIENENT TO HAYLE AND NORTH COAST
- MAIN BEDROOM ENSUITE
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 1334.00 sq ft


3


2


1


E54

Property
This is a lovely extended detached bungalow located on Horsedowns Road in the quiet village of Leedstown. This extended property boasts an impressive layout, featuring, entrance porch, entrance hall, living room, a beautiful light kitchen/breakfast room, utility room, main bedroom with ensuite shower room, two further double bedrooms and a family bathroom. To the front is a large parking area leading to the attached garage. The rear garden are a particular feature recently landscaped with large patio area, level lawn and a timber chalet with power.

Location
Leedstown is a peaceful village on a crossroads serving Hayle, Helston Camborne and Penzance, there is a strong community found in this rural village with many local walks nearby. The village supports a local pub, and active village hall and Hayle, about three/four miles away offers an extensive range of small, medium and larger shops and also there are some stunning sandy beaches. The A30 dual carriageway is about three miles distant giving great access east towards Truro.

Accommodation Comprises
All dimensions are approximate and measured by LIDAR

Entrance Porch
A bright and welcoming entrance porch featuring large windows to front, courtesy light, door leading to:

Hallway
The hallway provides a spacious welcoming hallway with panelled radiator and two storage cupboards.

Living Room
This living room is comfortably proportioned and filled with natural light from a large window double glazed window to front aspect. Feature fire surround and hearth and mantle shelf, TV point, ample power points and panelled radiator.

Kitchen
This modern kitchen is spacious and bright with a sleek, extensive range of white base and wall units and ample work surfaces. It benefits from plenty of natural light through a large skylight and patio doors that open to the garden, creating a seamless connection with outdoor space. The kitchen includes integrated appliances, wine cooler, hob and extractor fan and a central island, perfect for cooking and casual dining. Door leading into inner hall.

Inner Hall
Connecting doors to Utility and main bedroom suite, storage cupboard.

Bedroom 1
A good-sized bedroom suite with double glazed window that overlooks the front of the house. The space is well laid out for bedroom furniture and has an adjoining dressing area with mirrored wardrobes, providing practical storage, panelled radiator, ample power points.

Ensuite
A second bathroom with a contemporary design including a corner shower cubicle, wall mounted ladder style towel heater, vanity unit with sink and mixer taps and a close coupled WC. The space is well lit and with tiled walls and a frosted window to side.

Bedroom 2
A generously sized double bedroom, decorated with neutral colours and complemented by a double glazed window to front aspect, fitted wardrobes, panelled radiator and ample power points.

Bedroom 3
This bedroom is bright and airy, with a double glazed window and door looking and leading out onto the rear garden, panelled radiator, ample power points.

Family Bathroom
The main bathroom features a modern white suite including a bath with a glass shower screen and shower above, ladder style heated towel rail, close coupled WC and a vanity unit with inset sink and mixer taps. A window allows natural light in while maintaining privacy, and the walls are finished with clean, white tiling.

Utility Room
A useful utility room fitted with practical units and worktops, inset sink and draining board space for laundry appliances and additional storage, oil fired boiler, panelled radiator, window for natural light to rear aspect and is conveniently located adjacent to the kitchen for ease of use.

Garage
A garage with up and over door, space for storage, concrete floor, power and light, pedestrian door leading to rear garden.

Gardens
To the front is a large parking area providing ample parking for numerous cars and or caravan etc and there are flower boarders and a traditional stone wall. The rear garden, ideal for children and pets, offers a large outdoor space with a well-maintained lawn and mature trees and shrubs providing privacy and greenery. It includes a lovely paved patio area ideal for outdoor seating and dining. The garden also features a chalet, offering a versatile space for relaxation or hobbies.

Agents Note
Mains water (Metered), electricity, private drainage, oil fired central heating.
Council tax band 'C'







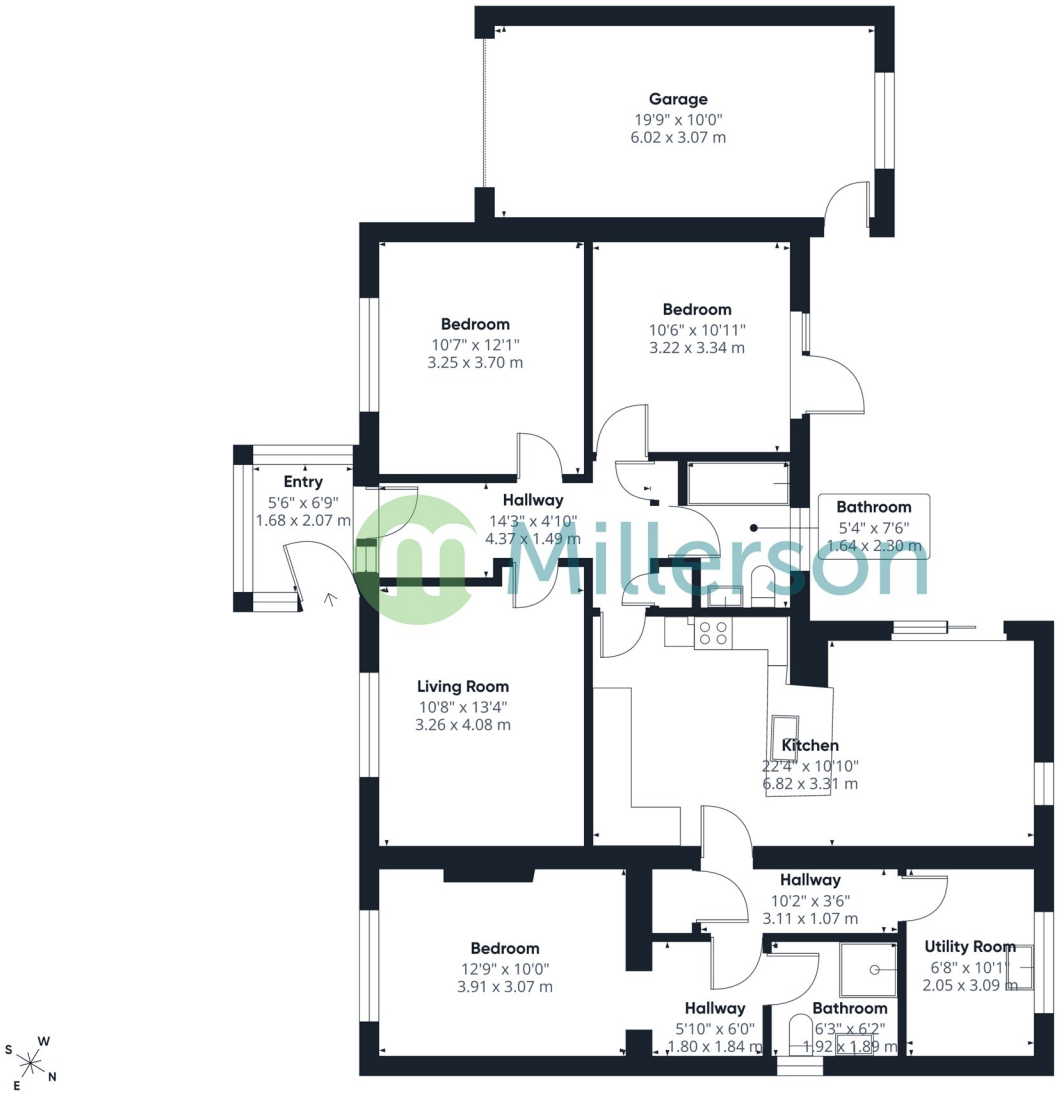
Directions

From the centre of Leedstown with the pub on your righthand side, proceed towards Helston on the B3302 and then turn second left up Horsedowns Road. The bungalow will be found on the left hand side about a 100 meters up from the junction.

Material Information

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: E
The building
Detached bungalow, standard construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Foul drainage: Septic tank
Mains surface water drainage
Oil central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good outdoor, Vodafone variable outdoor, Three good outdoor, EE variable outdoor
Parking: Garage, Driveway, and Private
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL122397):
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area(1)

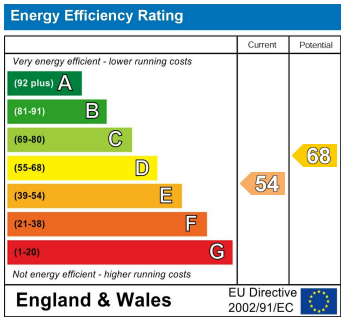
1334 ft²

123.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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