2 HENDRAS PARC

St. Ives, TR26 2TT

Price: £395,000

CROSS ESTATES

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Extremely spacious four-bedroom semi-detached home in prime residential location on the seaward side of Carbis Bay. Situated in the highly regarded Hendras Parc development, this spacious four bedroom semi detached home enjoys an enviable location just a short stroll down to the beautiful Carbis Bay Beach and resort. The property offers generous and flexible living accommodation throughout. On the ground floor there is a good size lounge along with large kitchen / diner, a useful utility room just off the kitchen and a separate WC and door to integral garage. Upstairs the home continues to impress with four good sized bedrooms, a shower room and an additional study accessed via one of the bedrooms - perfect for home working or extra storage. Externally, the property benefits from front gardens a rear courtyard garden, drive way and parking. Further features include double glazing and gas central heating. A super opportunity to acquire a great sized home in an excellent location

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UPVC front door with double glazed side panel into

ENTRANCE
Built in cloaks cupboard, multi paned door into

LIVING ROOM 16' 7'' x 15' 9'' (5.06m x 4.81m)
Double glazed window to the front, three radiators, stairs to first floor, wall mounted gas fire, TV point, power points, door to

KITCHEN / DINER 18' 6'' x 10' 4'' (5.65m x 3.14m)
Great sized room with windows and doors out to the rear, radiator, power points. Kitchen comprises an extensive range of eye and base level units with ample worktop surfaces over, central island with worktop and cupboards, space for gas cooker with extractor fan over, one and a quarter sink unit and drainer with taps over, space for under counter fridge, complimentary tiling and further power points, door to

UTILITY ROOM 8' 1'' x 6' 8'' (2.47m x 2.04m)
Window and door out to the rear, some base level units, stainless steel sink unit and drainer, plumbing for washing machine, power points, gas boiler, door to integral garage and door to WC

WC
Close coupled WC

INTEGRAL GARAGE 17' 7'' x 8' 4'' (5.37m x 2.53m)
Power points and lighting, metal up and over door

FIRST FLOOR LANDING
Radiator, access to loft, built in airing cupboard, doors to

BEDROOM 7' 9'' x 12' 7'' (2.37m x 3.83m)
Double glazed window to the front with a sea glimpse, radiator, power points

BEDROOM 8' 6'' x 13' 0'' (2.59m x 3.97m)
Double glazed window to the front again with a sea glimpse, radiator, power points, fitted wardrobes and dressing table

BEDROOM 9' 8'' x 13' 4'' (2.95m x 4.07m)
Double glazed window to the rear, power points, radiator, fitted wardrobes and dressing table

SHOWER ROOM 6' 8'' x 8' 1'' (2.02m x 2.47m)
Opaque double glazed window to the rear, walk in shower cubicle with mains connected shower inset, radiator, close coupled WC, pedestal wash hand basin

BEDROOM 15' 7'' x 8' 2'' (4.76m x 2.49m)

Double glazed window to the rear, power points, radiator, access to loft, step down to

STUDY 11' 9'' x 8' 2'' (3.59m x 2.48m)
Velux style window in the roof with further double glazed window to the front , power points, fitted wardrobe

OUTSIDE
To the front of the property is a lovely fore garden laid to grass with some planting areas and pathway leading to the front door. A driveway offers off road parking and leads to the garage. There is gate access to the side leading into the rear garden. Low maintenance rear garden with patio and raised flower beds. Outside water taps

MATERIAL INFORMATION
Verified Material Information Council Tax band: E Tenure: Freehold Property type: House Property construction: Standard construction Energy Performance rating: Survey Instructed Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Garage and Driveway Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No 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.

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