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**Polwithen Drive,
Carbis Bay, St. Ives**

**Offers in the Region Of £450,000
Freehold**





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Property Introduction

A beautifully presented and deceptively spacious three-bedroom bungalow, finished to a high standard and offering stylish, contemporary living in a highly sought-after coastal setting.

Thoughtfully reconfigured and enhanced by the current owners, the property features a stunning kitchen leading to a lounge/diner, there are modern bathroom suites and versatile accommodation making this property ideal for a range of buyers.

The low-maintenance gardens are designed for entertaining and there is off-road parking. Situated within easy reach of Carbis Bay beach and the vibrant town of St Ives, this is a perfect home for those seeking a quality home in a sought after location.

Location

Positioned within a sought-after residential enclave of Carbis Bay, Polwithen Drive offers an enviable coastal lifestyle just moments from the award-winning beach and the scenic South West Coast Path.

The renowned harbour town of St Ives lies approximately one mile away, celebrated for its boutique shops, fine dining restaurants, and thriving arts scene, with convenient access to Carbis Bay railway station and local amenities, this exceptional location perfectly combines tranquility, contemporary living and connectivity - ideal for both luxurious coastal living or an elegant retreat.

ACCOMMODATION COMPRISES

A double glazed entrance door opens into:-

RECEPTION HALL

A welcoming reception hall featuring wood-effect flooring and a contemporary style radiator. There is a useful storage cupboard, loft access, and doors leading to all rooms. To the left are two double bedrooms, whilst to the right are the third bedroom and family bathroom. However, it is the kitchen that immediately draws your attention.

KITCHEN 10' 5" x 8' 9" (3.17m x 2.66m)

The wood effect flooring continues into a bright, contemporary kitchen fitted with a range of high-gloss white units, offering a wealth of storage. Work surfaces incorporate an inset one and a half bowl sink and drainer with a coloured Perspex splashback and under cabinet and worksurface LED lighting. Integrated appliances include an oven, microwave, hob with extractor hood, fridge/freezer, dishwasher and a washing machine. A double glazed rear window provides natural light and a door leads through to the main reception room.

LOUNGE/DINER 24' 6" x 9' 3" (7.46m x 2.82m)

Enjoying windows to three aspects, this bright and spacious reception room is ideally positioned off the kitchen, creating a sociable layout. The dining area features a glazed door to the side aspect and a contemporary radiator, with loft access where the combination boiler is housed. This space opens into the lounge which benefits from a contemporary style radiator, rear facing windows and double glazed doors that lead out to the garden, complete with privacy blinds. Decorated in crisp white throughout, this room offers a light and airy feel.

Returning to the hallway, you will find three bedrooms and the bathroom.

BEDROOM ONE 10' 4" x 10' 4" (3.15m x 3.15m)

Overlooking the rear garden and including a range of mirrored wardrobes and tiled effect flooring leading through to the:-

EN-SUITE SHOWER ROOM

Styled with a modern, hotel-chic finish, this shower room features a walk-in shower with a low profile tray, recessed shelving and a large rainfall showerhead, there is a wall mounted basin and a low level WC with concealed cistern. Tiled walls and a heated towel rail.

BEDROOM TWO 9' 11" x 9' 0" (3.02m x 2.74m) plus door recess

Front-facing double glazed window, wood effect flooring, radiator and access to a Saniflo system.

BEDROOM THREE 11' 0" x 9' 1" (3.35m x 2.77m) overall maximum measurements (part divided)

Front facing and offering flexible use. Currently arranged as a dressing room, it is split into two areas and would work equally well as a bedroom or hobby space.

BATHROOM

Featuring an obscure double glazed front window, this fully tiled bathroom includes a low level WC, a vanity unit with inset basin and drawer storage. The standout feature is the spa bath, complete with ambient multi-colour lighting, 21 jets and a waterfall mixer tap along with a shower over and heated towel rail.

OUTSIDE FRONT

The front garden provides off-road parking for one/two vehicles.

REAR GARDEN

The rear garden has been designed for ease of maintenance, featuring a slightly raised deck and a block paved terrace - ideal for entertaining. A hot tub (available by separate negotiation) is discreetly positioned. Additional features include a grey PVC storage shed, water tap and side access.

SERVICES

The property is served by mains gas, mains electric, mains water and mains drainage.

AGENT'S NOTE

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

DIRECTIONS

From Tesco's in Carbis Bay, head away from St Ives towards Carbis Bay on the A3074. Take the turning right into Polmennor Drive and then right again into Polwithen Drive. As the road weaves along fork off left and after passing Budhyn Melloyn on the left the bungalow will be on the left hand side. What3Words location point:- shock.armful.speeded



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

