118 POLWITHEN DRIVE

Carbis Bay, St. Ives, TR26 2SS

Price: £395,000

CROSS ESTATES
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A superbly proportioned and beautifully maintained three double bedroom detached bungalow situated in a popular residential location within Carbis Bay. Offering wonderfully light and spacious accommodation, the property features a generous living room, separate dining area, modern fitted kitchen, conservatory enjoying lovely sea views and a principal bedroom with dressing room and en-suite shower room. Outside are large front and enclosed rear gardens, extensive driveway parking for numerous vehicles and a substantial detached garage. A lovely home offering comfortable single-level living in a sought-after location.









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DESCRIPTION

A SUPERBLY PROPORTIONED THREE BEDROOM DETACHED BUNGALOW WITH LOVELY GARDENS, SEA VIEWS AND EXCELLENT PARKING Situated in a popular and well-established residential location within Carbis Bay, this beautifully maintained and surprisingly spacious three bedroom detached bungalow offers light, bright and versatile accommodation, complemented by generous gardens, a large detached garage and extensive driveway parking. The property has clearly been well cared for over the years and offers a wonderful feeling of space throughout. Particular features include the excellent sized living room, separate dining area, modern fitted kitchen, conservatory enjoying lovely sea views and three good double bedrooms, with the principal bedroom benefiting from its own dressing room and en-suite shower room. Outside, the bungalow continues to impress with a large front garden, a good sized enclosed rear garden and a generous driveway providing parking for numerous vehicles, leading to a substantial detached garage. A lovely home in a sought-after part of Carbis Bay, offering comfortable single-level living with plenty of space both inside and out.

ENTRANCE HALLWAY

A welcoming hallway providing access to the principal rooms, with radiator, power points and built-in airing cupboard.

KITCHEN

A lovely, well-proportioned kitchen fitted approximately five years ago with an attractive range of contemporary eye and base level units finished in a beautiful grey-green colour, complemented by ample worktop surfaces. Inset one and a quarter bowl stainless steel sink unit with drainer, four-ring electric hob with extractor hood over and eye-level electric oven. Plumbing for washing machine, space for fridge/freezer and ample power points. Window and door to the rear, radiator and further door leading into the dining room.

DINING ROOM
A lovely dining space with window to the rear enjoying far-reaching views, radiator and power points. An open archway leads naturally through into the living room, creating a wonderful flow between the two rooms.

LIVING ROOM
A particularly generous and inviting reception room offering excellent space for comfortable seating and entertaining. A large window to the front provides plenty of natural light, whilst a feature fireplace with inset living flame effect gas fire creates an attractive focal point. Radiator, ample power points, television point and door returning to the hallway. Glazed doors lead through into the conservatory.

CONSERVATORY
A delightful addition to the bungalow, enjoying lovely views towards the sea and providing an ideal spot to sit and relax. Polycarbonate roof, glazing overlooking the gardens and door opening outside.

BEDROOM
A good sized double bedroom with window to the side, radiator and power points

BEDROOM
Fitted with a suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Tiled walls, radiator and window to the side.

BEDROOM
Another well-proportioned bedroom with window to the side, radiator and power points. An excellent guest bedroom, hobby room or home office if required.

PRINCIPAL BEDROOM
A superb, generously sized double bedroom enjoying excellent natural light from the window to the front. This lovely room benefits from its own en-suite shower room and sliding doors leading into a separate dressing room.

DRESSING ROOM
A particularly useful addition, with window to the side and built-in wardrobes providing hanging space and shelving, together with a dedicated dressing table area.

EN-SUITE
Fitted with a walk-in shower cubicle with electric shower, pedestal wash hand basin and close coupled WC. Tiled walls, radiator and window to the side.

OUTSIDE
Front Garden The property is approached through a particularly generous front garden, providing an attractive setting for the bungalow and a wonderful sense of space. The garden complements the property beautifully and adds to its overall appeal. Driveway & Garage A substantial driveway provides excellent off-road parking for numerous vehicles, a particularly useful feature for visiting family and friends or those requiring additional parking. The driveway leads to a large detached garage, offering excellent space for vehicle storage, workshop use or general storage. Rear Garden To the rear is a lovely, good sized enclosed garden, providing an attractive and private-feeling outdoor space to enjoy. With plenty of room for outdoor seating, gardening and entertaining, it offers a wonderful extension to the accommodation.

LOCATION
Polwithen Drive is a popular and established residential area of Carbis Bay, conveniently positioned for access to local amenities, the beautiful Carbis Bay beach and the wider facilities of St Ives.







Carbis Bay itself is renowned for its stunning coastline, golden sandy beach and excellent access to the South West Coast Path. The nearby branch line railway provides a scenic connection into St Ives, with its picturesque harbour, independent shops, galleries and excellent choice of restaurants.

AGENTS COMMENTS

A really lovely detached bungalow offering far more space than might initially be expected. The generous room sizes, three double bedrooms, principal suite with dressing room, modern kitchen and sea views from the conservatory are all excellent features. Add to this the good size and well tended gardens, extensive driveway parking and large detached garage, and you have a very appealing home in one of Carbis Bay's popular residential locations.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: D EPC rating: D ## The building Detached bungalow, standard construction Accessibility adaptations: Level access No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone good, Three great, EE great Parking: Garage and Driveway 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 Non-coal mining area: yes however a full drill has been completed and all has been passed 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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