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**Connor Downs,  
Hayle**

**Guide Price £398,000  
Freehold**





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### Property Introduction

This detached modern house is offered to the market with NO FORWARD CHAIN.

The immaculately presented light and airy accommodation consists of a fitted kitchen and a large open plan lounge/diner, a cloakroom and a rear lobby at ground floor level with three bedrooms and a contemporary shower room found upstairs.

The property is double glazed and warmed via oil fired central heating.

The gardens are found to the front and side of the property and to the rear there is a lovely raised patio and gated parking for three cars.

### Location

The village of Connor Downs is within a short drive of Hayle and Camborne and within easy access to the A30 trunk road. Connor Downs has a lovely community feel with the hub being the Turnpike Inn Public House. There is a primary school, doctor's surgery, garage with convenience store and close by, one will find Trevaskis Farm complex with a restaurant where one can pick your own fruit and vegetables and there is also a farm shop.

The nearby town of Hayle is approximately two miles distant and here, one will find primary and secondary schooling, a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington or Penzance in the other direction.

### ACCOMMODATION COMPRISES

Double glazed panel front door to:-

#### **KITCHEN 14' 4" x 8' 5" (4.37m x 2.56m)**

Fitted with a comprehensive range of matching wall and base cupboards with square edged worksurfaces over incorporating a

one and a half bowl composite sink unit with mixer tap over. Space for cooker with stainless steel extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator. Door to:-

### **LOUNGE/DINER 23' 8" x 11' 3" (7.21m x 3.43m) maximum measurements**

This impressive open plan space is flooded n light with windows to both the front and size. The room offers a snug living room to one end with the other giving a formal dining space for entertaining. Two radiators. Stairs rising to first floor.

### **REAR LOBBY/GARDEN ROOM 7' 0" x 6' 4" (2.13m x 1.93m)**

Radiator. Stained glass panelled door to rear. Door to:-

### **GROUND FLOOR CLOAKROOM**

Fitted with a close coupled WC and wash hand basin inset to vanity unit with cupboard below. Obscure double glazed window to rear. Radiator.

From living room, ballustrated staircase to:-

### **FIRST FLOOR LANDING**

Smoke alarm. Doors to:

### **BEDROOM ONE 11' 11" x 7' 9" (3.63m x 2.36m) L-shaped room, plus recess**

Double glazed window to rear. Radiator.

### **BEDROOM TWO 12' 1" x 7' 11" (3.68m x 2.41m) plus recess**

Double glazed window to rear. Bulkhead storage cupboard. Access to loft space. Radiator.

### **BEDROOM THREE 12' 1" x 8' 6" (3.68m x 2.59m)**

Double glazed window to front. Radiator.

### **SHOWER ROOM**

Fitted with a double sized shower enclosure with glazed screen, close coupled WC and a wash hand basin inset to vanity unit with cupboard under. Obscure double glazed window to front. Heated towel rail.

### **OUTSIDE FRONT**

The front gated access has a trellised arch and leads in to the walled front garden and in turn around to the side where there is an enclosed lawned garden with flower and plant borders.

### **REAR GARDEN**

To the rear one can find a pleasant patio which enjoys the sun all day long and this sits adjacent to the gated parking area providing off road parking for three cars.

### **SERVICES**

Mains electricity, mains water and mains drainage. Oil fired central heating.

### **AGENT'S NOTE**

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

### **DIRECTIONS**

Proceeding out of Hayle on Connor Hill, upon reaching the village of Connor Downs, the property will be identified a few doors along on the left-hand side. If using What3words:- [biqqest.importinq.mini](https://www.what3words.com/biqqest.importinq.mini)

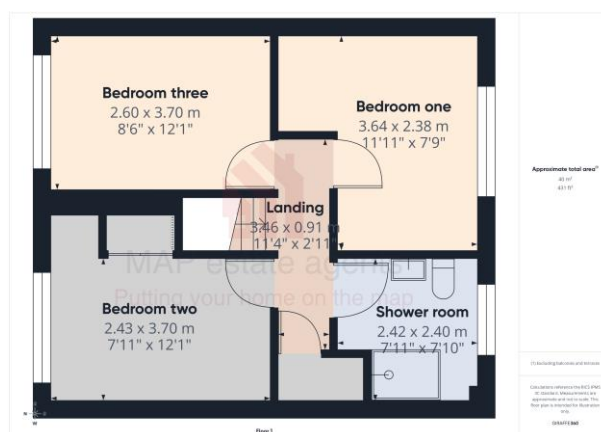
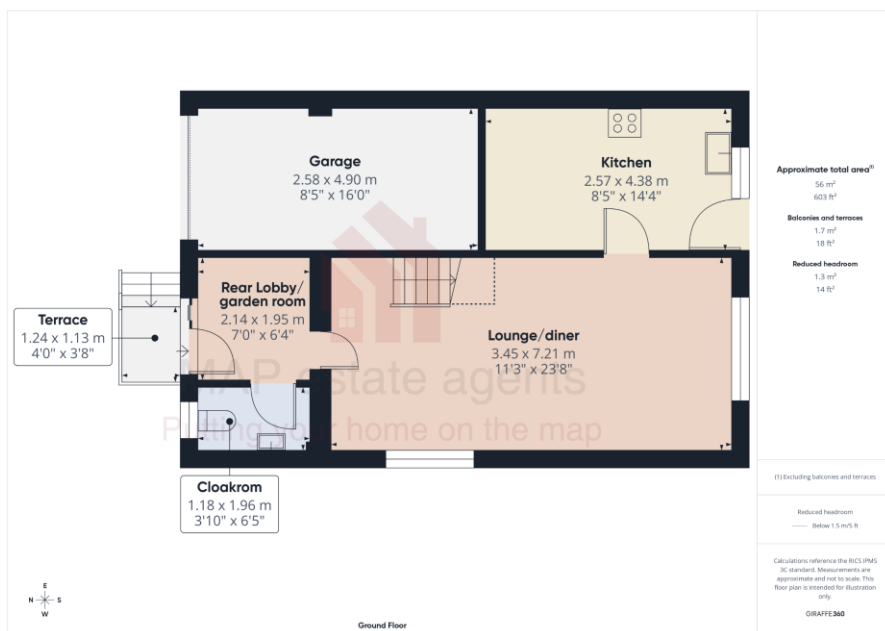


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached modern home
- Immaculately presented
- 23' Lounge/diner
- Ground floor cloakroom
- Three first floor bedrooms
- First floor shower room
- Oil central heating and double glazing
- Wrap around garden and parking area
- Village location
- Offered for sale chain free



[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
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