

5 SALTINGS REACH

Lelant, TR27 6GH

Price: £465,000



**CROSS
ESTATES**

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Beautifully presented four double-bedroom, three storey home nestled in the highly sought-after village of Lelant. This exceptional property boasts bright and spacious accommodation, making it a must-see for anyone seeking both comfort and style. As you step inside you'll be greeted by a light and spacious inviting entrance hall that leads to a generous living area bathed in natural light. The well-designed layout includes a modern kitchen and dining space. The four double bedrooms offers ample space, with the main en-suite providing a private sanctuary for the homeowners. Each room is thoughtfully designed to enhance the overall sense of space and light ensuring that every corner of the home feels inviting. Externally the vendors have created a convenient off road parking space complemented by a garage that provides additional storage and further parking options. The well maintained garden area adds to the charm of the property offering a tranquil outdoor space. Situated close to the picturesque walks along Lelant estuary and Porthkidney Sands. This is a great property that truly deserves your attention



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Front door part glazed with glazed side panel into

ENTRANCE HALLWAY

Stairs rising to first floor with storage cupboard under, radiator, door to utility / cloakroom and living room

UTILITY ROOM / CLOAKROOM

Tiled flooring, enclosed WC, plumbing for washing machine and space for dryer with worktop surface over, power points, radiator, wall mounted sink unit

LIVING ROOM

Great sized room with double glazed box bay window to the front, fireplace with living flame effect gas fire inset, ample

power points, TV point, radiator opening into

KITCHEN / DINER

Another light and great sized space with double glazed double doors opening out to the rear garden with floor to ceiling glazed panel. Dining area offer ample space for dining table and chairs, radiator, power points. Kitchen comprises range of eye and base level modern units with ample worktop surfaces over, stainless steel sink unit and drainer with taps over, four ring gas hob with stainless steel extractor hood and fan over, eye level electric oven and grill, integrated fridge / freezer, integrated dishwasher, double glazed window to the rear, ample power points

FIRST FLOOR LANDING

Double glazed window to the front, stairs rising to the first floor, radiator, power points, built in storage cupboard, doors to

BEDROOM

Double glazed window to the rear, radiator, power points, TV point

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Double glazed window to the rear, radiator, power points, TV point

BATHROOM

Tiled flooring, enclosed WC, panelled bath with mains connected shower over and glazed shower screen, pedestal wash hand basin, part tiled walls, stainless steel heated towel rail

BEDROOM

Double glazed window to the front, power points, radiator, built in wardrobe

2ND FLOOR LANDING

Radiator, door to

BEDROOM

Super room with double glazed dormer window to the front, radiator, power points, TV point, access to loft space, built in wardrobe, door to

EN-SUITE

Tiled flooring, walk in shower cubicle with mains connected shower inset and tiling, enclosed WC, wash hand basin with storage under, panelled bath, stainless steel heated towel rail, storage under eaves, Velux window with super tree top views, extractor fan

OUTSIDE

To the front the vendors have created an off road parking space for one vehicle. There is path access to the front door bordered by shrubs and plants. To the rear is a lovely and well tended private enclosed garden with patio area accessed directly from the dining room. There is a lawn area and is bordered by fencing and some mature shrubs and plants. There is an outside water tap, gate access to the additional parking and door into the garage.

GARAGE

Electricity connected, pitched roof with storage over, electric metal up and over door.

MATERIAL INFORMATION

Verified Material Information Council Tax band: D Tenure: Freehold Property type: House Property construction: Standard undefined 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, Off Street, and Rear 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: Yes 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.



5 SALTINGS REACH, Hayle, TR27 6GH



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