



Holbrook, Wall Road, Reawla,
Hayle, Cornwall, TR27 5HA



Marshall's

ESTATE AGENTS







HOLBROOK, WALL ROAD, REAWLA, HAYLE, CORNWALL, TR27 5HA

GUIDE PRICE £450,000 FREEHOLD

- * **FOUR BEDROOMS * LIVING ROOM * KITCHEN * CONSERVATORY * UTILITY ROOM ***
- * **EN SUITE SHOWER ROOM * FAMILY BATHROOM * GOOD DECORATIVE ORDER ***
- * **IDEAL FAMILY HOME * PRIVATE WALLED GARDEN * INTEGRAL GARAGE ***
- * **AMPLE PARKING * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * **EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 116 SQUARE METRES ***

Superbly presented four bedroom detached home set in a desirable area within Reawla, offering spacious well proportioned living accommodation, which would make an ideal family home with gardens laid to lawn, garage and off road parking. The property has been well maintained by the present vendors and is, therefore, for sale in good decorative order throughout and can only be appreciated to the full by an internal inspection. A particularly attractive feature is the conservatory overlooking the gardens, which are walled and offer a good degree of privacy. Reawla is a popular village within close proximity of the amenities of Connor Downs and Hayle is just a short drive away, offering a good selection of shops, restaurants and a short drive to the three miles of sandy beaches of Hayle and Gwithian.

ENTRANCE PORCH: Door to:

ENTRANCE HALL: Understairs storage cupboard, oak flooring, telephone point, radiator.

LIVING ROOM 15' 10" x 12' 8" (4.83m x 3.86m) UPVC double glazed window, feature glass fire with stone mantle surround, TV point, telephone point, oak flooring, radiator.

KITCHEN/DINER: 19' 10" x 8' 5" (6.05m x 2.57m) Stainless steel inset one and a half bowl sink unit with cupboards below, extensive range of fitted wall and base units, Belling 8 ring range cooker with extractor hood over, integrated fridge/freezer and dishwasher, solid wood worksurfaces, tiled floor, UPVC double glazed windows. Door to:

CONSERVATORY: 9' 9" x 9' 6" (2.97m x 2.90m) Triple aspect room, UPVC double glazed, tiled flooring, underfloor heating.

UTILITY ROOM: 9' 11" x 9' 2" (3.02m x 2.79m) Worksurfaces with space and plumbing for washing machine and tumble dryer, Baxi gas combi central heating boiler, radiator.

CLOAKROOM: White suite comprising wash hand basin and low level WC, extractor fan, tiled flooring, courtesy door to garage.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Radiator, access to roof space via pull down ladder, being partially bordered.

BEDROOM ONE: 14' 10" x 14' 9" (4.52m x 4.50m) UPVC double glazed window, built in wardrobe, radiator.

EN SUITE SHOWER ROOM: White suite comprising of shower cubicle with glass door, vanity unit with wash hand basin and storage under, low level WC, laminate flooring radiator.

BEDROOM TWO: 17' 11" x 9' 11" (5.46m x 3.02m) UPVC double glazed window, radiator.

BEDROOM THREE: 10' 0" x 9' 5" (3.05m x 2.87m) Two Velux windows, radiator.

BEDROOM FOUR/STUDY: 8' 10" x 7' 0" (2.69m x 2.13m) UPVC double glazed window overlooking rear garden.

BATHROOM: White suite comprising panelled bath with chrome fittings and glass glazed screen, pedestal wash hand basin, low level WC, tiled flooring, UPVC double glazed opaque window, upright radiator.

OUTSIDE: The rear garden is mainly laid to lawn with various shrubs and plants, flagstone patio area, storage shed, cold tap, access to the front where there is parking for two vehicles, lawned area, stone wall and hedges for privacy, shrubs and plants.

ATTACHED GARAGE: 20' 1" x 9' 2" (6.12m x 2.79m) Up and over door, power and light.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///approve.bulldozer.vital

We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was fair. The property is constructed of block under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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