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**Copper Hill,
Hayle**

Offers Over £425,000
Freehold





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Property Introduction

This fantastic 1930's style bungalow is situated in an elevated position affording views over Hayle and Copperhouse Pool.

The extended accommodation is presented to the highest of standards and consists of a fabulous open plan lounge/diner with log burner, a refitted kitchen/diner, a contemporary shower room and three bedrooms with the principal boasting ensuite facilities.

To the front of the bungalow there is driveway parking for several cars which leads to gated access to the garage. The rear garden is very attractive and a blaze of colour with well stocked raised planters and a lovely sitting out space under an attractive pergola. We highly recommend viewing internally to appreciate all that this wonderful home has to offer.

Location

The property is situated on the eastern edge of the popular town of Hayle which boasts three miles of golden sands and impressive sand dunes. Copperhouse has a range of shops, restaurants, cafes and a convenience store. There is easy access to the A30 trunk road which lies approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMMODATION COMPRISES

Composite door with attractive stained glass panel to:-

ENTRANCE HALLWAY

Wooden flooring. Radiator. Doors to:-

BEDROOM TWO 9' 11" x 9' 2" (3.02m x 2.79m) plus bay

Double glazed bay window to front. Built-in triple wardrobe. Radiator.

SHOWER ROOM

Independent walk-in shower enclosure with glazed screen housing electric shower unit, wash handbasin inset to vanity unit and concealed cistern WC. Heated towel rail. Skylight window. Complementary wall tiling.

LOUNGE/DINER

L-shaped and a most attractive open plan room.

LOUNGE AREA 15' 8" x 12' 0" (4.77m x 3.65m) plus bay

Feature fireplace with slate hearth and mantel housing cast iron wood burner for those cosy winter evenings. Double glazed bay window to front gaining views towards Copperhouse Pool. Radiator. Wooden flooring. Open to:-

DINING AREA 16' 11" x 9' 0" (5.15m x 2.74m) maximum measurements

Former fireplace used as log store with mantel over. Shelved recess. Built-in storage cupboards. Wooden flooring. Skylight window. Radiator. Squared arch to:-

INNER HALLWAY

Radiator. Doors to:-

UTILITY ROOM 6' 7" x 6' 1" (2.01m x 1.85m)

Fitted with a range of white 'Shaker style' cupboards and drawers. Space and plumbing for washing machine. Space for tumble dryer. Double glazed panel door to side. Cloaks hanging space.

PRINCIPAL BEDROOM 13' 0" x 10' 1" (3.96m x 3.07m)

Double glazed window to rear overlooking rear garden. Two built-in double wardrobes. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Tiled walk-in shower enclosure housing electric shower unit, wash handbasin inset to vanity unit with cupboard under and close coupled WC. Obscure double glazed window to rear. Radiator. Complementary wall tiling.

BEDROOM THREE 9' 1" x 9' 0" (2.77m x 2.74m)

Double glazed window to side. Radiator.

KITCHEN 12' 0" x 11' 5" (3.65m x 3.48m) plus hallway recess

Fitted with a matching range of white wall and base cupboards with 'butchers block' style worksurfaces over incorporating a ceramic single drainer sink unit with mixer tap. Built-in stainless steel double oven and microwave. Built-in double fridge and double freezer and integrated dishwasher. Three skylight windows. Tiled flooring. Double glazed door with side panel to rear garden.

OUTSIDE

To the front of the property there driveway parking for several cars which leads to a side gate which gives access to the:-

GARDEN

The rear garden is simply stunning and a credit to the current owners. Here, one will find a patio with steps up to the garden which has a range of raised planters which contain a large variety of flowers plants and shrubs which offer an abundance of colour. There is also a seating space to the side of the garage which lies under a lovely pergola making it a fantastic space for dining outside when the weather permits.

STORAGE/POTTING SHED 15' 2" x 6' 6" (4.62m x 1.98m)

A useful space with doors to each end.

GARAGE 19' 5" x 15' 1" (5.91m x 4.59m)

Metal up and over door. Window to side. Courtesy door to front.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

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

DIRECTIONS

From Copperhouse Post Office proceed east and turn right on to Chapel Lane. Take the first left on to Prospect Place and then right into Trevassack Court. Copper Hill will then be seen on the left hand side. If using What3words:-gossiping.issuer.bulletins

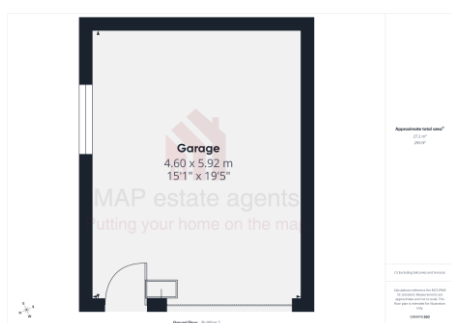
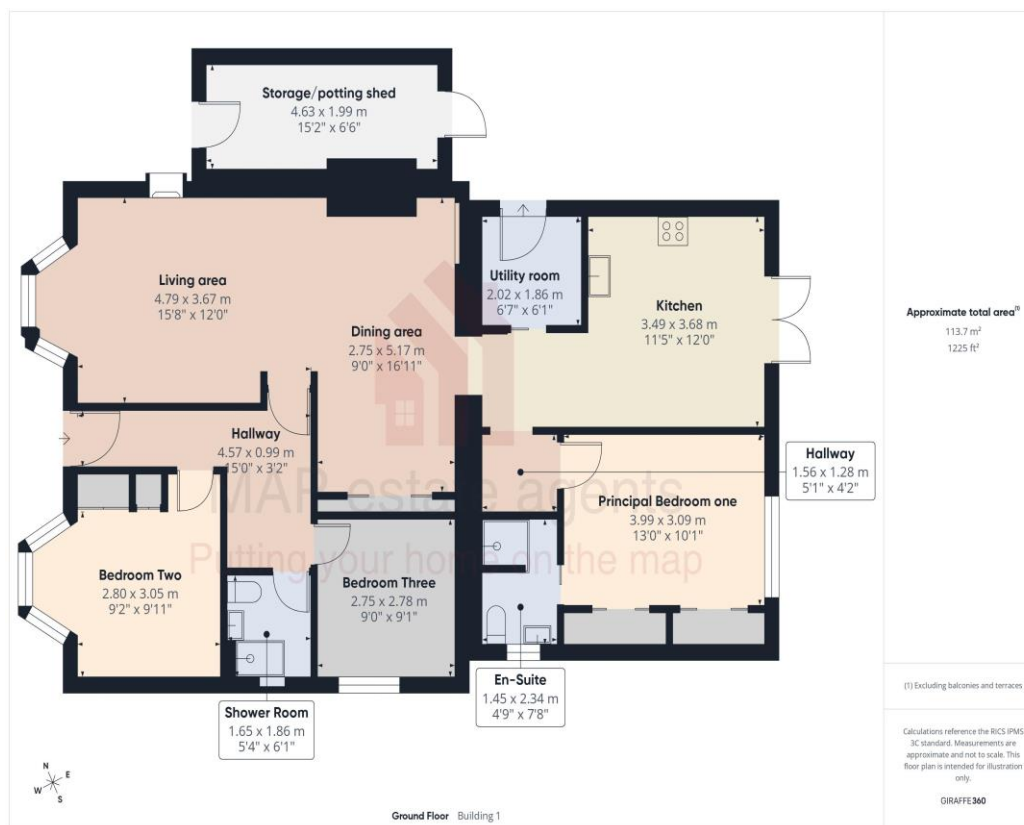


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Beautifully presented detached bungalow
- Generous open plan lounge/diner
- Large kitchen
- Three bedrooms, principal en-suite
- Views over Copperhouse Pool
- Stunning gardens to rear
- Gas central heating
- Double glazing
- Extended accommodation
- Garage and parking for four cars



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01326 702400 (Helston & Lizard Peninsula)

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