

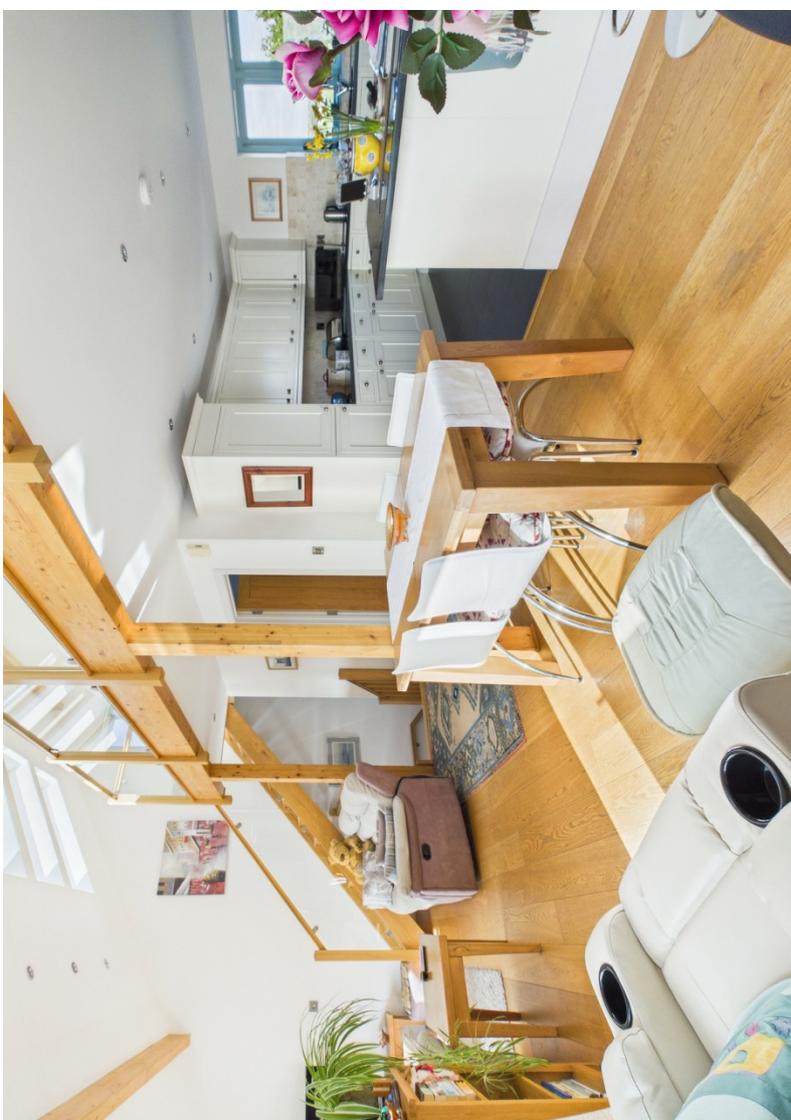
4 School Lane, Marazion,
Cornwall, TR17 0DG



Marshall's

ESTATE AGENTS









4 SCHOOL LANE, MARAZION, CORNWALL, TR17 0DG

GUIDE PRICE £595,000 FREEHOLD

- * FOUR BEDROOMS * LOVELY SEA VIEWS TO ST MICHAEL'S MOUNT**
- * OPEN PLAN LIVING ROOM * SPACIOUS MEZZANINE AREA**
- * EN SUITE SHOWER ROOM TO MASTER BEDROOM * FAMILY BATHROOM**
- * UNDERFLOOR CENTRAL HEATING THROUGHOUT * DOUBLE GLAZING**
- * GOOD DECORATIVE ORDER * IDEAL FAMILY HOME**
- * UTILITY ROOM * BALCONY AND TERRACE TO THE FRONT**
- * ENCLOSED REAR GARDEN MAINLY LAWNED * FURTHER GARDEN TO FRONT**
- * OFF ROAD PARKING * CONVENIENTLY PLACED FOR MOST AMENITIES WITHIN THE TOWN**
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED**
- * EPC = C * COUNCIL TAX BAND = E * APPROXIMATELY 170 SQUARE METRES**

Lovely sea views over Mount's Bay to St Michael's Mount and beyond from this extremely well presented four bedroom, split level, semi detached family home, located in a convenient location within the town and therefore well placed for most amenities. The property has spacious, well proportioned living accommodation, which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the open plan living area with stairs to spacious mezzanine with lovely sea views to St Michael's Mount and beyond. The kitchen is particularly well fitted with a range of quality built in appliances and underfloor heating throughout. To the rear of the property is an enclosed lawned garden which offers a good degree of privacy and further front garden with raised decked area and off road parking. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE PORCH: 7' 2" x 5' 8" (2.18m x 1.73m) Tiled floor with underfloor heating, double glazed window, door to:

UTILITY ROOM: 7' 5" x 5' 9" (2.26m x 1.75m) Stainless steel inset circular sink, plumbing for washing machine, worksurfaces, double glazed window, pressurized hot water cylinder system, boiler for underfloor heating.

ENTRANCE HALL: Engineered oak flooring with underfloor heating, understairs storage cupboard, sunken spotlights, double glazed window.

BEDROOM ONE: 15' 5" x 11' 1" (4.70m x 3.38m) Double glazed casement doors to front terrace, sunken spotlights, underfloor heating, door to:

EN SUITE SHOWER ROOM: 8' 9" x 5' 9" (2.67m x 1.75m) White suite comprising wash hand basin, low level WC, glazed shower area with chrome fittings and glass screen, tiled floor with underfloor heating, chrome towel rail.

BEDROOM TWO: 13' 10" x 9' 10" (4.22m x 3.00m) Sunken spotlights, double glazed window to front, underfloor heating.

BEDROOM THREE: 13' 3" x 9' 11" (4.04m x 3.02m) Sunken spotlights, double glazed window to rear, underfloor heating.

BATHROOM: 10' 6" x 7' 8" (3.20m x 2.34m) White suite comprising panelled bath, wash hand basin with storage below, low level WC, glazed shower area with chrome fittings, tiled flooring with underfloor heating, double glazed window, heated chrome towel rail.

From entrance hall oak staircase to:

FIRST FLOOR:

LIVING ROOM: 25' 8" x 15' 3" narrowing to 10' 7" (7.82m x 4.65m narrowing to 3.23m) Double glazed window with sea views to St Michael's Mount, engineered oak flooring with underfloor heating, sunken spotlights, free standing log burner set on slate hearth, TV point, double glazed casement doors to:

BALCONY: Having good sea views to St Michael's Mount.

Open plan from living room to:

KITCHEN: 12' 0" x 11' 7" (3.66m x 3.53m) Inset stainless steel sink with cupboards below, extensive range of fitted wall and base units, granite worksurfaces, concealed worktop lighting, freestanding oven with four ring hob and extractor fan over, sunken spotlights, integrated fridge, freezer and dishwasher, tiled flooring with underfloor heating, double glazed window overlooking playing fields to the rear.

BEDROOM FOUR: 12' 2" x 9' 7" (3.71m x 2.92m) Double glazed window to rear with views over playing fields, underfloor heating, sunken spotlights.

From living room, oak and glass stairs to:

MEZZANINE LEVEL: 25' 8" x 12' 2" maximum (7.82m x 3.71m) Restricted head height in places, glazed balustrade overlooking living room below, double glazed window with direct sea views to St Michael's Mount, eaves storage cupboard, pitched ceiling with sunken spotlights, double glazed Velux windows.

OUTSIDE: Enclosed rear garden which is mainly laid to lawn with well stocked flower borders, garden shed and greenhouse. Side access with air source heat pump leading to front garden with lawned area, flower borders and decking. Steps down to off road parking.

SERVICES: Mains water, electricity and drainage. Air source heat pump serving central heating.

DIRECTIONS:

Via "What3Words" app: [///sweated.eggs.bagpipes](https://www.what3words.com/sweated.eggs.bagpipes)

AGENTS NOTES:

We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is built of timber frame 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.

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