PONDEROSA, HELLESVEAN

St. Ives, TR26 2HG

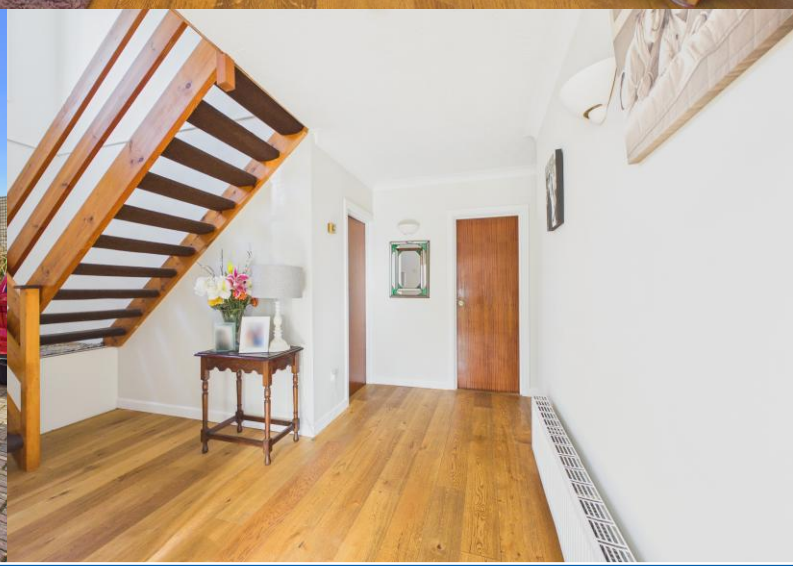
Price: £550,000

CROSS ESTATES
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An extremelty large five bedroom detached residence in St Ives coming onto the open market for the first time since the vendors built it in the late 60's and has been a much-loved family home since then. Very well looked after, bright and light interior with ample off-road parking, large garage, good sized rear gardens with timber outbuildings. Located at the higher end of St Ives but close to local amenities, shops, schools and bus stops. Accommodation offered: large living room, dining room, large kitchen / diner, utility room, bedroom and shower room on the ground floor with four further bedrooms (three doubles), bathroom and WC on the first floor. Gas central heating and double glazing all compliment this super home and viewing is highly recommended









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Glazed door and side panel into

ENTRANCE PORCH
Tiled flooring multi glazed door and side panel into

ENTRANCE HALL
Large entrance hall with oak flooring, radiator, stairs to first floor, power points. The entrance hall gets some super light from the glass block window from the stairs

LIVING ROOM 19' 11'' x 14' 11'' (6.06m x 4.54m)
Large room with double glazed window to the front, radiators, oak flooring, feature fireplace with log burner onset granite hearth and shelving to the side, ample power points, TV point

DINING ROOM 12' 0'' x 10' 4'' (3.67m x 3.14m)
Double glazed window to the front with radiator under, oak flooring, power points

KITCHEN / DINER 18' 6'' x 11' 4'' (5.63m x 3.46m)
Lovely light and open kitchen / diner with oak flooring, double glazed window to the side, radiator, space for dining table, chairs and sofa. Kitchen comprises and extensive range of modern eye and base level units with ample granite worktop surfaces over, double glazed window looking into the garden, ceramic one and a quarter sink unit and drainer with taps over, eye level electric double oven / grill, four ring gas hob, power points, multi glazed door into

UTILITY ROOM 9' 1'' x 3' 9'' (2.78m x 1.15m)
Tiled flooring, window to the rear, plumbing for washing machine and space for fridge freezer, built in cupboards, radiator, door to walk in larder and double glazed door to the rear.

SHOWER ROOM 6' 11'' x 6' 5'' (2.11m x 1.95m)

UPVC double glazed frosted window to the rear, close coupled WC, walk in shower cubicle with mains connected shower inset, pedestal wash hand basin, radiator, tiled flooring

BEDROOM 13' 1'' x 9' 8'' (3.98m x 2.95m)
UPVC double glazed window to the rear and radiator under, oak flooring, sink unit inset dressing table, power points, built in wardrobes housing hanging space and shelving

FIRST FLOOR
full turn open tread wood staircase with glass block window on turn giving some excellent light. Main landing with doors to

BEDROOM 10' 7'' x 15' 0'' (3.22m x 4.57m)
Window to the front with radiator under, built in wardrobe housing hanging space and shelving, sink unity inset dressing table, power point

BEDROOM 14' 10'' x 10' 7'' (4.53m x 3.23m)
Double glazed window to the front, radiator, built in wardrobes housing hanging space and shelving, sink unit inset dressing table, power points

BEDROOM 10' 8'' x 8' 1'' (3.26m x 2.46m)
Double glazed window to yeh side, radiator, built in wardrobe, sink units, power points

BATHROOM 9' 7'' x 7' 9'' (2.91m x 2.35m)
Good sized bathroom with double glazed frosted window to the rear, tiled flooring, close couple WC, panelled bath, pedestal sink unit, radiator

CLOAKROOM
Double glazed window to the rear, close coupled WC, tiled flooring

BEDROOM 11' 11'' x 9' 11'' (3.62m x 3.01m)
Double glazed window to the rear, radiator, built in wardrobe, sink unit, power points

GARAGE 38' 0'' x 9' 10'' (11.58m x 2.99m)
Large garage, we would estimate at least triple length, power and light connected, metal up and over door. Door to the garden and window to the rear

OUTSIDE
To the front of the property is a large off road blocked paved parking area comfortable for four vehicles with access the garage and side gate to the rear garden. The rear gardens are an excellent size and designed with low maintenance in mind. Mainly laid to patio there is an array of raised flower bed and planting areas, ideal for growing vegetable and fruit trees. There are 2 timber built workshops / summer house with electric connected that could do with some upgrading and a greenhouse. Outside water tap and gate access to the front

MATERIAL INFORMATION
Verified Material Information Council Tax band: F Property type: House Property construction: Standard 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: Wood burner and Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - Good Parking: Garage and Driveway 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. New flood defence scheme is in place Historical flooding: No Flood defences: No Coastal erosion risk: No 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.

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