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**Madison Close,
Hayle**

**£330,000
Freehold**





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Property Introduction

This well presented and spacious four bedroom end of terrace family home is situated in a popular residential location within close proximity of Hayle and its amenities.

The versatile and modern accommodation is arranged over three floors and briefly comprises a generous kitchen/diner, ground floor utility, a lovely dual aspect first floor lounge leading to the garden, four double bedrooms (one ensuite) and a family bathroom with bath and separate shower.

To the rear of the property there is an enclosed garden and to the side of the property there is off road parking for two cars. We strongly recommend viewing at the earliest opportunity.

Location

The property is situated in the popular coastal town of Hayle which boasts three miles of golden sands and impressive sand dunes. There is easy access to the A30 trunk road which is 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

Glazed panel door to:

ENTRANCE HALL 9' 1" x 3' 5" (2.77m x 1.04m)

Radiator. Cloak cupboard. Stairs to first floor. Doors to:

UTILITY 5' 10" x 3' 9" (1.78m x 1.14m)

Space and plumbing for washing machine.

KITCHEN 13' 1" x 11' 9" (3.98m x 3.58m)

Fitted with a matching range of wall and base cupboards with roll edge work surfaces over. One and a half bowl stainless steel sink unit with mixer tap over. Ceramic hob with oven below and extractor fan over. Space for dishwasher. Recess for fridge freezer. Complementary wall tiling. Cupboard housing gas combination boiler, Two double glazed windows to the front.

FIRST FLOOR LANDING

Staircase rising to the second floor. Radiator. Double glazed window to side.

LIVING ROOM 19' 3" x 11' 8" (5.86m x 3.55m)

A lovely light and airy dual aspect room with two double glazed windows to the front and patio doors to the rear on to the garden. Television point. Telephone point. Two radiators.

BEDROOM FOUR/STUDY 8' 10" x 7' 2" (2.69m x 2.18m)

Double glazed window to the rear overlooking the garden. Radiator. Telephone point.

BATHROOM

Fitted with a modern suite comprising panelled bath, low level w.c., and pedestal wash handbasin. Independent shower cubicle housing electric shower unit. Complementary wall tiling. Double glazed obscure window to front.

SECOND FLOOR LANDING

Radiator. Built in cupboard. double glazed window to side.

BEDROOM ONE 12' 11" x 8' 11" (3.93m x 2.72m)

Two double glazed windows to front. Fitted wardrobe with mirrored sliding doors. Radiator. Built in cupboard housing the hot water cistern. Telephone point. Door to:

EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising independent shower cubicle with shower over, pedestal wash hand basin and low level WC. Double glazed obscure window to front.

BEDROOM TWO 11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to rear overlooking the garden. Radiator. Telephone point. Built in wardrobes. Access to loft space.

BEDROOM THREE 8' 11" x 7' 3" (2.72m x 2.21m)

Radiator. Telephone point. Double glazed window rear overlooking the garden.

REAR GARDEN

There is a well enclosed lawned garden with a patio and a shed. This is bordered by established hedging and fencing. From the garden there are steps descending to the parking.

PARKING

There is off-road allocated parking for one vehicle, however there is enough space for two vehicles to park in tandem.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

From Foundry Square proceed east on the B3301 and just past the Beatrice Filling station and then turn left on to Madison Close. Take the next right and the property will be seen after a short distance on the left hand side. If using What3words: trying.cactus.winds

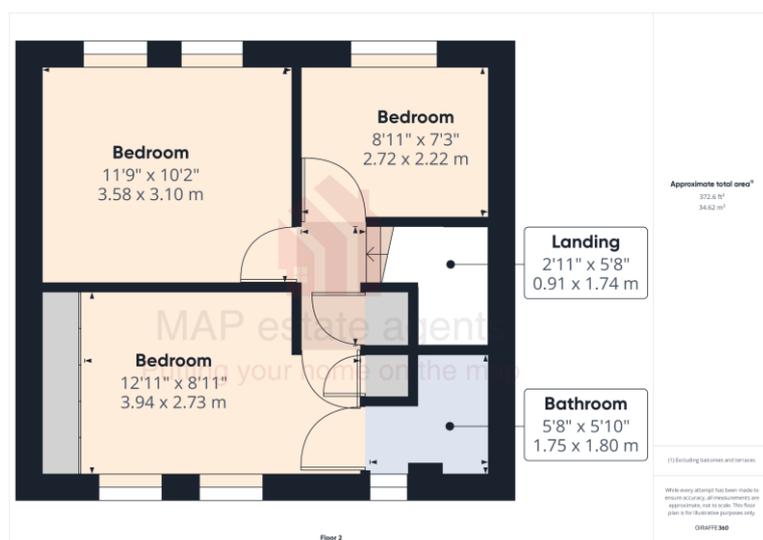
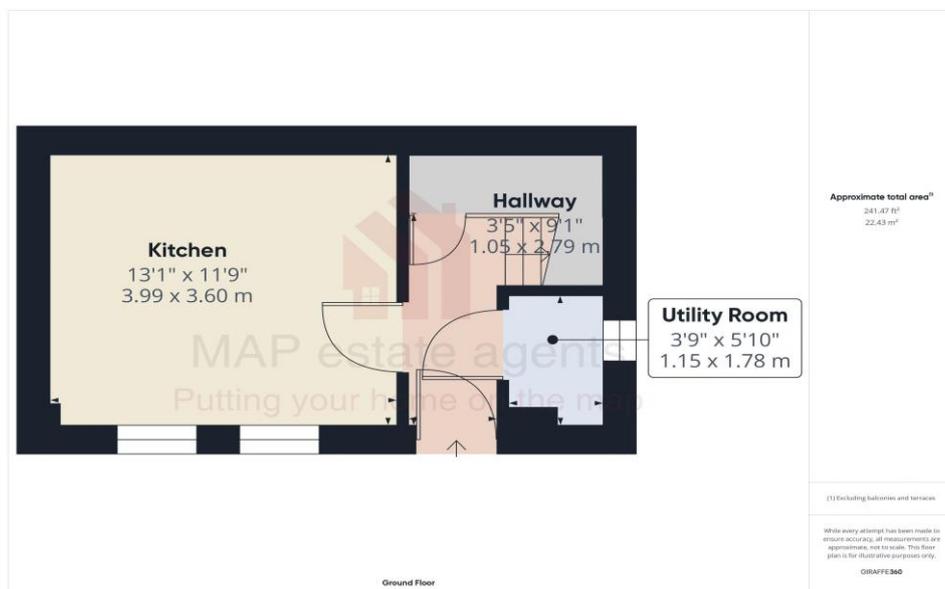


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Spacious, modern family home
- Four bedrooms (principal en-suite)
- Versatile, well presented accommodation
- Enclosed rear garden
- Two off-road parking spaces
- Gas central heating and double glazing
- Close to amenities and schools
- Arranged over three floors



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