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**Heather Lane,  
Canonstown, Hayle,**

**Guide Price £475,000  
Freehold**





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## Property Introduction

Set in a prime non-estate residential area, this most spacious detached bungalow is brought to the market with no onward chain.

Having three bedrooms, the principal bedroom boasts en-suite facilities, there is a large living room, a dining hall, kitchen and a utility, a bathroom as well as a separate cloakroom.

The bungalow has gardens to both front and rear, a garage and driveway parking.

The property is double glazed and warmed via gas central heating.

## Location

Situated in a no through lane off the main road, Heather Lane is ideally located between Penzance and Hayle which is in the central area of Penwith. There is easy access to the north and south coasts with the popular town of St Ives less than five miles away.

The larger market town of Penzance has a wider range of amenities and is approximately six miles away, a quarter of a mile from the property is mainline Railway Station along with a garage, petrol station and useful shop, there is also a garden centre less than half a mile away and the town of Hayle is approximately two miles away with a wide range of local amenities and three miles of golden sands to enjoy.

## ACCOMMODATION COMPRIMES

Glazed panel front door with matching side panel opening to:-

## ENTRANCE HALLWAY

Smoke alarm. Access hatch to loft space. Doors off to:-

## BEDROOM THREE 9' 9" x 8' 9" (2.97m x 2.66m)

Double glazed window to front. Radiator.

## BEDROOM TWO 11' 10" x 10' 5" (3.60m x 3.17m)

### maximum measurements

Double glazed window to front. Radiator. Built-in wardrobe with mirrored sliding doors.

## **BEDROOM ONE 13' 9" x 11' 10" (4.19m x 3.60m) maximum measurements, plus recess**

Double glazed window to rear. Radiator. Built-in wardrobe with mirrored sliding doors. Door to:-

### **EN-SUITE SHOWER ROOM**

Independent shower cubicle with glazed screen housing electric shower unit, pedestal wash hand basin and close coupled WC. Obscure double glazed window to rear. Radiator. Complementary wall tiling.



### **FAMILY BATHROOM**

Fitted with a matching suite comprising panelled bath with shower and screen over, pedestal wash hand basin and close coupled w.c. Obscure double glazed window to side. Radiator. Complementary wall tiling.

### **DINING HALL 13' 4" x 9' 3" (4.06m x 2.82m)**

Double glazed French doors to patio. Radiator.

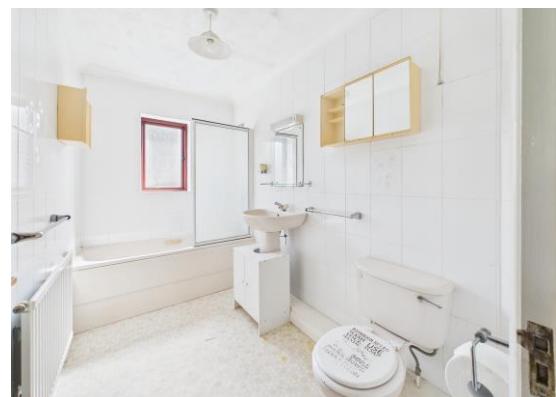


### **KITCHEN 9' 9" x 9' 8" (2.97m x 2.94m)**

Fitted with a matching range of wooden wall and base cupboards with roll edge worksurfaces over. Built-in eye level stainless steel double oven. Stainless steel gas hob inset to work surface with extractor over. One and a half bowl single drainer sink unit with mixer tap over. Breakfast bar. Double glazed window to side. Complementary wall tiling. Door to:-

### **UTILITY ROOM 9' 8" x 4' 10" (2.94m x 1.47m)**

Range of white wall and base cupboards. Single drainer sink unit with mixer tap over. Space for washing machine. Space for tumble dryer. Double glazed window and door to side.



### **INNER LOBBY**

Built-in cupboard with sliding doors. Door to:-

### **CLOAKROOM**

Fitted with a close coupled WC and wall mounted wash hand basin. Obscure double glazed window to side. Radiator.

### **LOUNGE 23' 6" x 13' 1" (7.16m x 3.98m) maximum measurements**

A most spacious room with windows to rear and side. Living flame gas fire with mantel over. Two radiators.



### **OUTSIDE FRONT**

The front garden is mainly laid to lawn with mature shrubs and trees. There is driveway parking for two cars leading to the:-

### **GARAGE 17' 7" x 9' 4" (5.36m x 2.84m)**

Having metal up and over door. Light and power connected. Water tap.

### **REAR GARDEN**

To the rear of the property there is a most generous patio with steps leading up to the lawned garden which boasts a westerly aspect and is enclosed by hedging.

### **SERVICES**

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

### **AGENT'S NOTE**

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

### **DIRECTIONS**

From St.Erth roundabout take the A30 towards Penzance, on entering Canonstow take the right turn into Heather Lane where the property will be found about half way up the lane on the left hand side. If using What3words:- marathons.moped.slimming

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	83
EU Directive 2002/91/EC			



## MAP's top reasons to view this home

- Detached bungalow
- Three bedrooms
- Principal bedroom with en-suite
- Generous living room
- Dining hall
- Double glazing
- Gas central heating
- Generous plot
- Prime residential area
- Offered for sale with no onward chain



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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