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**Dracaena Avenue,
Hayle**

**Guide Price £325,000
Freehold**





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Property Introduction

This beautifully presented, spacious and light three bedroom family home is situated in a sought after cul-de-sac and enjoyed broad, open views across Hayle, Phillack and the Towans.

The accommodation features a spacious lounge and separate dining room, modern kitchen enjoying the views, three comfortable bedrooms and a family bathroom.

There is a front garden and an enclosed patio garden to the rear as well as communal parking and garage en bloc.

There is easy access to the amenities in Hayle, including schools and the coast.

Location

The property is situated in easy access to Hayle town which is a popular town boasting three miles of golden sands and impressive sand dunes.

There is access to the A30 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 and is a popular seaside resort with an impressive harbour and is home to the Tate Gallery.

ACCOMODATION COMRPISES

Obscure double-glazed front door with obscure double glazed side window leading to:-

HALLWAY

Stairs rising to the first floor with understairs storage space, built-in cupboard housing consumer unit.

LIVING ROOM 13' 4" x 12' 6" (4.06m x 3.81m) maximum measurements

uPVC double glazed window to the front. Radiator. Aerial point. Laminate floor. Phone point.

DINING ROOM 18' 8" x 8' 6" (5.69m x 2.59m)

Radiator. Storage cupboard housing gas combination boiler. Wood flooring. Decorative window to kitchen, opening to: -

KITCHEN 18' 2" x 8' 8" (5.53m x 2.64m)

uPVC double glazed window enjoying views to the Towans. uPVC patio double glazed doors to garden. Velux window. Range of eye and base level units, one and a half bowl sink and worktop drainer. Space and plumbing for washing machine. Five ring gas cooker. Double oven and extractor hood over. Space for fridge/freezer and integrated dishwasher.

FIRST FLOOR LANDING

Airing cupboard, loft access and doors to: -

BEDROOM ONE 11' 6" x 10' 3" (3.50m x 3.12m) maximum measurements

uPVC double glazed window with views to Gwithian Towans and Hayle Estuary. Radiator. Ceiling light.

BEDROOM TWO 11' 6" x 9' 9" (3.50m x 2.97m) plus door recess

uPVC double glazed window to the front. Radiator. Ceiling light.

BEDROOM THREE 8' 10" x 8' 6" (2.69m x 2.59m) maximum measurements

uPVC double glazed window to the front. Radiator. Shelf unit. Carpeted flooring and ceiling light.

BATHROOM

Patterned uPVC double glazed window, bath with mains shower over and glass screen, WC and vanity unit with hand basin above. Radiator towel rail. Extractor fan. Tiled floor.

OUTSIDE FRONT

The front garden is laid to lawn with a pathway with steps leading down to the front door. Outside tap. Gas meter. Electric meter.

REAR GARDEN

From the kitchen patio door there are four paved steps leading to the enclosed courtyard style garden, with a block-built outbuilding. A rear gate leads to an access way to the rear and side of the terrace.

OUTBUILDING 10' 2" x 4' 8" (3.10m x 1.42m)

Power and light. Window and door.

GARAGE 16' 9" x 9' 0" (5.10m x 2.74m)

There is communal parking, garage en bloc with up and over door which has power and lighting with separate consumer unit (Key Card).

AGENT'S NOTES

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

SERVICES

Mains water, Mains Electricity (Key Card), Mains Gas (Key Card)

DIRECTIONS

Head towards the Copperhouse Pub taking the right hand turn just before into Chapel Lane. Take the second left into Prospect Place and proceed to the top and turn right into Trevassack Court. Follow this road until you see a left turn for Dracaena Avenue. The property can be found at the end of the road on the left hand side. If Using What3Words: taller.noun.records

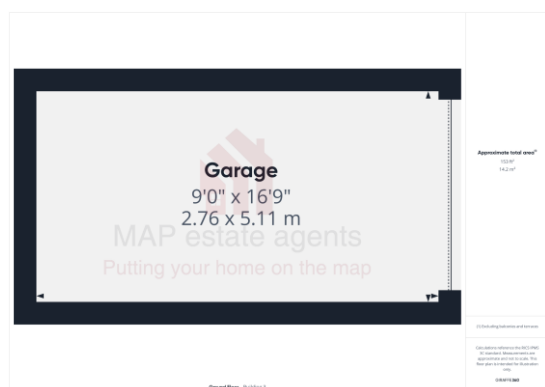
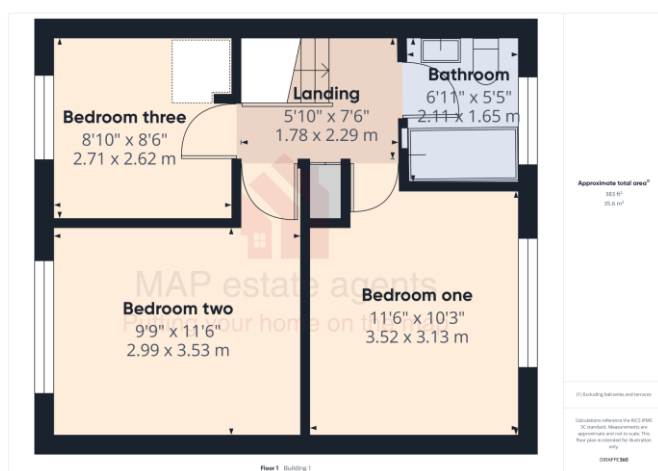
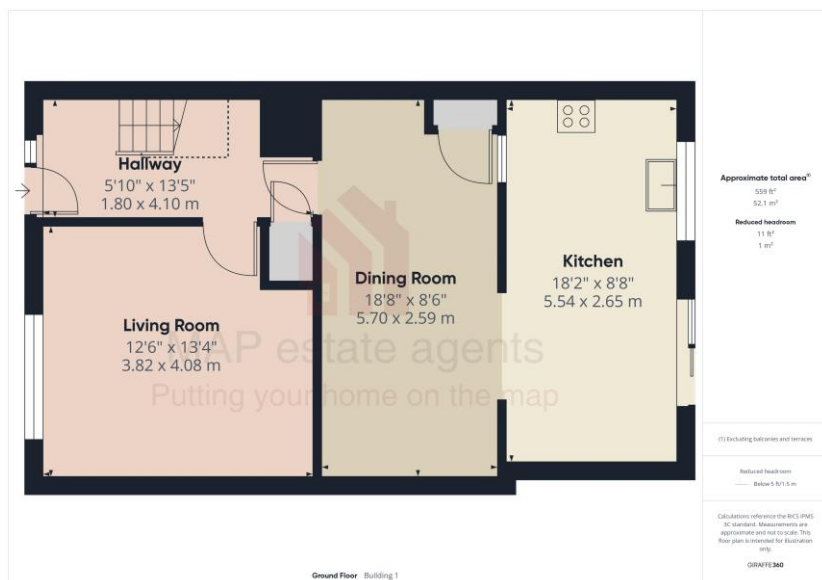


Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	70
(39-54) E	
(21-38) F	
(1-20) G	79
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Beautifully presented house
- Spacious accommodation
- Three bedrooms
- 13' Lounge
- Separate dining room
- Modern kitchen
- Gas central heating
- Views towards Phillack and the Towans
- Off-road parking
- Garage en bloc



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