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**Grist Lane,  
Angarrack, Hayle**

**Guide Price £385,000**  
**Freehold**







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## Property Introduction

Situated in the popular village of Angarrack, renowned for its Christmas lights display, this most spacious three bedroomed detached bungalow offers beautifully presented accommodation.

The living room boasts a feature log burner for those chillier evenings and the re-fitted kitchen has a contemporary finish and a breakfast bar for informal dining. Joining the kitchen to the living room is a generous conservatory which gives access to the terraced rear garden. This lovely home has three bedrooms, with the principal bedroom having an en-suite shower room, there is also a re-fitted family shower room.

The attractive tiered rear garden has a raised deck offering views over the viaduct and village and a westerly aspect, perfect for those summer barbecues.

## Location

Situated in the village of Angarrack with lovely views towards Angarrack Railway Viaduct. Angarrack is a small and friendly village which features a village Public House and is also famous for its Christmas lights which are assembled by volunteers each year and visited by thousands of people around the country. The village is on the outskirts of Hayle and has easy access to the A30 which is approximately half a mile away.

Hayle has a wide range of independent retail outlets along with a choice of supermarkets. Primary and Secondary schooling is also available. Hayle is famous for its three miles of golden sands with impressive sand dunes which provide endless walks with amazing views.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Two radiators. Laminate flooring. Air circulation vent. Doors off to:-

### LIVING ROOM 14' 5" x 13' 0" (4.39m x 3.96m)

Feature log burner set on a slate hearth. Double glazed window overlooking the rear garden. Television point. Radiator. Double glazed sliding doors to:-

### CONSERVATORY 11' 7" x 11' 7" (3.53m x 3.53m)

Of uPVC double glazed construction with dwarf wall. Laminate flooring. Radiator. Sliding double glazed door to garden. Door to:

### KITCHEN/FAMILY ROOM 14' 3" x 13' 5" (4.34m x 4.09m)

Refitted with a stunning range of wall and base cupboards with roll edge work surfaces over. Inset sink with 'Cooke and Lewis tap'. Built-in combination microwave/oven with conventional oven beneath. Integrated dishwasher, washing machine, fridge and freezer. Central work station with induction four ring hob and extractor with range of base cupboards below and incorporating breakfast bar area. Television point. Inset spotlights. Feature radiator. Access to roof space.

### BEDROOM ONE 11' 9" x 11' 0" (3.58m x 3.35m) plus recess to shower room

Double glazed window to rear. Television point. Radiator.

### EN-SUITE SHOWER ROOM

Independent shower cubicle with glazed screen, white suite comprising wash hand basin inset to vanity unit with cupboards below and low level WC. Double glazed window to rear. Heated towel rail.

### BEDROOM TWO 12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed window to rear. Radiator.

### BEDROOM THREE 11' 0" x 10' 1" (3.35m x 3.07m)

Double glazed window. Radiator.

### SHOWER ROOM

Refitted white suite comprising double size shower cubicle with glazed screen, wash hand basin inset to vanity unit with drawers under and low level WC. Built-in airing cupboard housing hot water cylinder. Double glazed window to rear. Heated towel rail.

### OUTSIDE FRONT

To the front of the property there is off-road parking for two cars and external steps leading up to the property.

### REAR GARDEN

To the rear of the property there is a most attractive tiered garden incorporating a hot tub, vegetable patch and raised decked seating area gaining views over the viaduct and village.

### SERVICES

Mains water, electricity and drainage. LPG gas.

### AGENT'S NOTE

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

### DIRECTIONS

From the Marks and Spencer roundabout in Hayle proceed into the village of Angarrack whereby Hillside Court will be found on your right hand side just before the T-junction by the viaduct. If using What3words: birds.races.shoelaces



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	44	70
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Detached bungalow in village location
- Three bedrooms
- Principal bedroom with en-suite
- Striking refitted kitchen
- Conservatory
- Immaculately presented
- Attractive tiered rear garden and hot tub
- Parking for two cars



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