

1B CHY AN DOUR CLOSE

St. Ives, TR26 2HL

£439,950



**CROSS
ESTATES**

www.crossestates.co.uk

An extremely deceptive four-double bedroom semi-detached home located in one of the more sought after residential locations, on a quiet cul-de-sac within St Ives. Offering spacious accommodation internally with two bedrooms, living room, large kitchen / diner and bathroom on the ground floor with two further bedrooms and shower room on the first floor. Having the added benefit of ample off road parking, garaging space and well maintained and spacious rear garden. Gas central heating, double glazing and lovely rural views from the rear all compliment this super property that really must be viewed to be appreciated. The property still offers more scope for improvements if needed





1B CHY AN DOUR CLOSE, St. Ives, TR26 2HL

ENTRANCE HALLWAY

Lovely light, bright and good sized entrance hallway with radiator, power points, built in cupboard housing the boiler, laminate flooring, doors to

LIVING ROOM 15' 9" x 11' 1" (4.79m x 3.39m)

Large UPVC double glazed window to the front, laminate wood flooring, ample power points, space for wall mounted TV, small fireplace recess, radiator

BEDROOM 10' 11" x 10' 9" (3.32m x 3.27m)

Double bedroom with UPVC double glazed window to the front, radiator, power points

BEDROOM 11' 11" x 9' 0" (3.64m x 2.75m)

Another good double with UPVC double glazed window to the rear, power points, radiator

BATHROOM 5' 7" x 8' 0" (1.70m x 2.43m)

Double glazed opaque window to the rear, tiled walls, close coupled WC, pedestal wash hand basin, panelled bath with mains connected shower over, radiator

KITCHEN 7' 10" x 11' 8" (2.40m x 3.56m)

Leading into the large dining area. Slate tiled flooring, extensive range of eye and base level units with ample worktop surfaces over, four ring gas hob with electric oven under and stainless steel hood and fan over, plumbing for washing machine and dishwasher, stainless steel one and quarter sink unit with mixer taps over, integrated fridge / freezer, under counter lighting, ample power points and tiled splashback

DINING AREA 16' 10" x 7' 10" (5.14m x 2.39m)

Good sized dining room / area with door leading to the integral garage, natural wood flooring, radiator, power points, double glazed doors opening out to the rear garden, double glazed window to the side

INNER LOBBY 8' 3" x 6' 8" (2.51m x 2.02m)

From the entrance hallway, door leading to further inner hallway with double glazed window overlooking the rear garden, stairs to first floor with storage under, radiator, power points

FIRST FLOOR LANDING

Doors to two bedrooms and shower room, access to loft space, large built in storage cupboard with a further smaller storage cupboard, power points, Velux window over the stairs

SHOWER ROOM 10' 8" x 5' 10" (3.26m x 1.78m)

Tiled flooring, two Velux windows looking over the rear fields, stainless steel heated towel rail, close coupled WC, wall mounted wash hand basin with storage under and wood effect porcelain tiled splashback, large walk in shower cubicle with mains connected shower inset with detachable handheld head and rainfall head, tiled inset with porcelain wood effect tiling.

BEDROOM 13' 6" x 9' 1" (4.12m x 2.76m)

Another lovely light double room with two Velux windows to the front, built in wardrobe housing hanging space and shelving, ample storage under the eaves, radiator, power points

BEDROOM 13' 6" x 9' 1" (4.11m x 2.76m)

The main bedroom has two Velux windows to the rear with a fine rural aspect, radiator, power points, door to large walk in wardrobe with radiator and Velux window to the front

GARAGE 15' 0" x 7' 10" (4.57m x 2.38m)

Accessed via the dining area or to the front with metal up and over door with power and light connected.

OUTSIDE

To the front of the property is an off road parking area which holds parking for a number of vehicles. There is a side access to the rear garden which can also be accessed via the inner hallway.

The rear garden is a great enclosed space that has been designed with low maintenance in mind. Recently laid to patio with a large raised decking seating area, with further space for a timber built shed. There is outside water tap. The garden is a lovely enclosed sunny space

MATERIAL INFORMATION

Verified Material Information Council Tax band: C Tenure: Freehold Property type: Bungalow Property construction: Standard undefined 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: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good Parking: Off Street and Garage 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: Yes Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: Level access 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.



1B CHY AN DOUR CLOSE, St. Ives, TR26 2HL



The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

