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**Rose-An-Grouse,
Canonstown, Hayle**

**Guide Price £340,000
Freehold**





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Property Introduction

Built in 2018, this quality semi-detached dormer bungalow offers immaculately presented accommodation arranged over two floors.

A hallway gives access to the ground floor cloakroom and utility cupboard and opens into the superb open plan kitchen, dining and living space boasting doors out to the rear garden. Upstairs one will find three bedrooms (the principal with an ensuite shower room) and the family bathroom.

To the front of the property there is a block paved forecourt with an enclosed low maintenance garden being found to the rear.

Location

Situated just off the main road in Rose and Grouse, Penpons 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 a mainline Railway Station to London Paddington 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 COMPRISES

Double glazed panel door to :-

ENTRANCE HALLWAY

Double glazed window to front. Doors to :-

GROUND FLOOR CLOAKROOM

Obscured double glazed window to front. Fitted with a white close coupled WC and pedestal wash handbasin. Radiator.

UTILITY CUPBOARD

With washing machine and tumble dryer.

OPEN PLAN LIVING

KITCHEN/DINING AREA 16' 9" x 12' 9" (5.10m x 3.88m)

Fitted with a matching range of Howdens grey 'Shaker' style wall and base cupboards with drawers (including pan drawers) having roll edge worksurfaces over. Integrated fridge/freezer and dishwasher. One and a half bowl stainless steel sink unit with mixer tap over. Breakfast bar. Double glazed window to front. The kitchen leads you through to a space for formal dining and then on to the:-

LIVING AREA 19' 6" x 11' 10" (5.94m x 3.60m)

Double glazed window and double glazed doors to rear garden. Radiator. Television point.

From entrance hallway, stairs to:-

LANDING

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

BEDROOM ONE 10' 5" x 10' 2" (3.17m x 3.10m) plus window recess, restricted headroom to one side

Double glazed window to front with countryside views. Radiator. Door to :-

EN-SUITE SHOWER ROOM

Independent shower enclosure with glazed screen housing mains fed shower, close coupled WC and wall mounted wash handbasin. Obscure double glazed window to side and heated towel radiator.

BEDROOM TWO 10' 1" x 6' 10" (3.07m x 2.08m) plus window recess, restricted headroom to one side

Double glazed window to rear overlooking open fields. Radiator.

BEDROOM THREE 10' 5" x 5' 3" (3.17m x 1.60m) plus recesses, L-shaped, restricted headroom to one side

Velux window to front. Radiator.

BATHROOM

Fitted with a modern white suite comprising paneled bath with mains fed shower and screen over, close coupled WC and wash handbasin inset to vanity unit with cupboard under. Velux window. Heated towel rail.

OUTSIDE

The property is approached via a shared block paved forecourt providing parking for several cars for the property plus gated side access to the rear. The rear garden is enclosed and designed for ease of maintenance with a pleasant patio seating area and lawned garden laid to artificial grass. This garden is enclosed and backs on to open farmland.

SERVICES

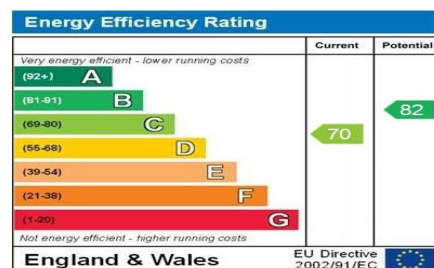
Mains water (metered), mains electricity and mains drainage. LPG underground tank.

AGENT'S NOTE

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

DIRECTIONS

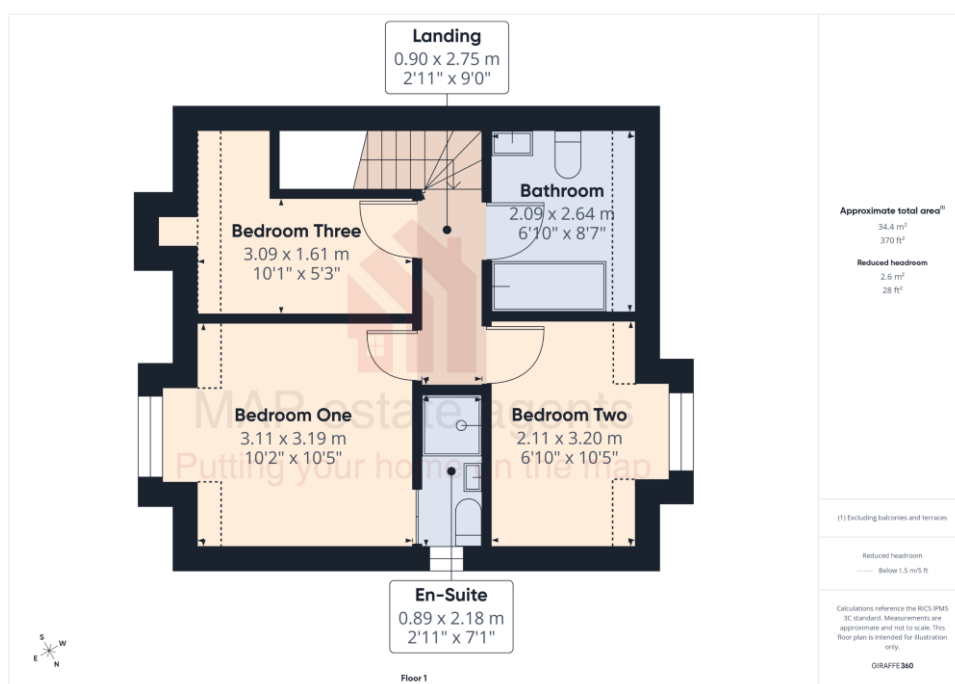
From St. Erth roundabout take the second exit on to the A30. Go past the petrol station on the left and the property will then be seen after a short distance on the right hand side. If using What3words: shame.conned.asking





MAP's top reasons to view this home

- Semi-detached dormer bungalow
- Open plan living arrangement
- Three bedrooms
- Principal bedroom with en-suite
- Immaculately presented throughout
- First floor bathroom
- LPG gas central heating
- Conveniently located
- Blocked paved forecourt
- Backs on to open fields



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01736 322400 (Penzance & surrounds)
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