



Amal An Avon

Phillack

Hayle

TR27 4QD

Asking Price £475,000

- 5 GOOD-SIZED BEDROOMS – PLENTY OF SPACE FOR FAMILY, GUESTS AND WORKING FROM HOME
- BEAUTIFULLY PRESENTED THROUGHOUT – STYLISH, IMMACULATE AND READY TO MOVE STRAIGHT INTO
- BRIGHT AND SPACIOUS LIVING ACCOMMODATION – WELCOMING FROM THE MOMENT YOU STEP INSIDE
- ATTRACTIVE LOUNGE WITH BOX BAY WINDOW – A LOVELY LIGHT-FILLED ROOM FOR RELAXING AND UNWINDING
 - SEPARATE DINING ROOM & IMPRESSIVE CONSERVATORY – PERFECT FOR FAMILY MEALS, ENTERTAINING AND ENJOYING THE GARDEN
 - MASTER BEDROOM WITH EN SUITE
- LANDSCAPED GARDENS & GENEROUS DRIVEWAY – ATTRACTIVE OUTSIDE SPACE WITH EXCELLENT OFF-ROAD PARKING
- INTEGRAL GARAGE, UTILITY ROOM & CLOAKROOM – PRACTICAL FEATURES THAT MAKE EVERYDAY LIVING EASIER
- A SUPERB FAMILY HOME THAT REALLY NEEDS TO BE VIEWED TO FULLY APPRECIATE EVERYTHING IT HAS TO OFFER
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1445.00 sq ft



5



3



3



C70

PROPERTY DESCRIPTION

An attractive and exceptionally well-presented five-bedroom detached home, occupying a lovely position within this popular residential development in Hayle. With its attractive exterior, landscaped gardens and generous driveway providing ample parking alongside the integral garage, the property certainly makes a good first impression.

Inside, the feeling continues, with the accommodation being spacious, light and airy throughout and beautifully maintained by the current owners. The entrance hallway leads through to a good-sized lounge, which is a lovely welcoming room and features an attractive box bay window, allowing plenty of natural light to fill the space. There is a separate dining room, ideal for family meals and entertaining, while the conservatory provides a further versatile reception space and creates a wonderful connection with the rear garden.

The kitchen is complemented by a useful separate utility room, providing additional practical space that is always valuable in a family home. There is also a ground floor cloakroom and access to the integral garage.

Upstairs, there are five good-sized bedrooms, making this a particularly versatile home for a growing family, those working from home or anyone requiring additional guest accommodation. The generous master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by the family bathroom.

The outside space is another real feature of the property. The landscaped gardens provide attractive and well-maintained surroundings, with the rear garden offering a lovely space for relaxing, entertaining and enjoying the warmer months. The driveway provides excellent off-road parking and, together with the integral garage, offers plenty of space for vehicles and storage.

The property benefits from double glazing throughout and gas central heating and has clearly been cared for, allowing the new owners to move in and enjoy the home from day one.

Homes offering five good-sized bedrooms together with this level of presentation and generous living accommodation are not often available, so we would strongly recommend an internal viewing to fully appreciate the space, light and quality this lovely home has to offer.

LOCATION

Amal An Avon is situated within the established and popular residential development of St Mary's Gardens, Phillack, which was built in the early 1990s and comprises a selection of houses and bungalows. The development enjoys a convenient position close to the beautiful beaches and coastline, with the recreation ground and local facilities also within easy reach. The nearby town of Hayle offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and retail facilities at West Cornwall Shopping Park.

Hayle is ideally positioned for enjoying the many attractions of West Cornwall, with its extensive sandy beaches, estuary and scenic coastal walks close by. The town benefits from its own railway station, providing connections along the Cornish mainline, while the A30 is readily accessible for travel throughout Cornwall and beyond. St Erth railway station is also nearby, providing an interchange for services to St Ives. With its combination of a peaceful residential setting, proximity to the coast and beaches, excellent range of local amenities and convenient transport links, St Mary's Gardens is a desirable location for those looking to enjoy the Cornish lifestyle.

ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR

UPVC double glazed door into....

ENTRANCE HALL

Stairs rising to first floor. Radiator. Multi paned door into lounge. Door to....

CLOAKROOM

UPVC obscure double glazed window to front. Concealed cistern WC. Corner wash hand basin. Tiled splashbacks. Heated towel rail. Vinyl flooring.

LOUNGE

A light and spacious room/ UPVC double glazed box bay window to front. Wooden fire surround and mantle housing a gas fire on a stone hearth. Two radiators. Multi paned double doors into....

DINING ROOM

Door into kitchen. Radiator. Glazed door to....

CONSERVATORY

An attractive polygonal conservatory with a polycarbonate roof and extensive UPVC double glazing, enjoying views over and direct access to the rear garden. Radiator.

KITCHEN

UPVC double glazed window overlooking rear garden. Fitted with a range of high gloss base, wall and drawer units with work surfaces over and sunken plug sockets.. Tiled surrounds. Inset ceramic sink unit with mixer tap and drainer. Induction hob with extractor hood over,. Wall mounted oven and microwave. Built in fridge. Under stairs storage cupboard. Radiator. Tiled floor. Inset storage cupboard under the stairs. Inset ceiling lights. Door to....

UTILITY ROOM

A very useful utility room. UPVC double glazed window and door to rear garden. Fitted with matching high gloss kitchen wall and base units and work surfaces over. Inset ceramic sink unit and drainer with mixer tap over. Space for washing machine. Undercounter space for additional fridge or freezer. Wall mounted gas boiler. Radiator. Tiled floor. Door into....

INTEGRAL GARAGE

With up and over main door. Fitted shelving. Light and power connected. Electric fuse boxes.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Fitted airing cupboard. Access to loft space.

MASTER BEDROOM

Double glazed window to front. Fitted over-bed storage cupboards and wardrobes to either side. Fitted dressing table with drawer storage. Radiator. Sliding door to....

EN SUITE

UPVC obscure double glazed window to side. Built in shower cubicle with mains fed shower. Concealed cistern WC. Wall mounted wash hand basin with mixer tap and tiled splashback. Radiator.

BEDROOM 2

A very good sized bedroom with an area suitable for a dressing area. Two UPVC double glazed windows to front. Radiator. Electric wall heater. Built in understairs storage cupboard.



BEDROOM 3

UPVC double glazed window to rear. Electric wall heater. Loft access.

BEDROOM 4

UPVC double glazed window to rear. Built in over bed storage cupboards. Built in wardrobe and dressing table unit. Radiator.

BEDROOM 5

Double glazed window to rear. Radiator.

FAMILY BATHROOM

UPVC obscure double glazed window to side. Panelled bath with mains fed shower mixer tap over, glazed shower screen and tiled walls. Concealed cistern WC. Built in vanity storage cupboards with inset sink and mixer tap. Wall mounted cupboard and wall mounted illuminated mirror.

OUTSIDE

FRONT

The property is approached over a paved pathway leading to the front door. The gardens to the front of the property are landscaped for ease of maintenance. There is a driveway in front of the garage providing parking for one vehicle.

REAR

To the rear is a superb, generously proportioned garden which has been thoughtfully landscaped to provide a number of attractive and practical outdoor spaces. Predominantly paved for ease of maintenance, the garden incorporates raised borders, established planting and attractive seating areas, creating the perfect setting for outdoor dining and entertaining. The impressive polygonal conservatory provides a wonderful connection between the house and garden, whilst a series of paved terraces and steps add interest and definition to the space. The garden is enclosed and enjoys a good degree of privacy, with a timber shed providing useful storage. There is also paved access to the side of the property. An excellent feature of the home, the rear garden offers a versatile and inviting outside space which is ideal for both relaxing and entertaining.

SERVICES

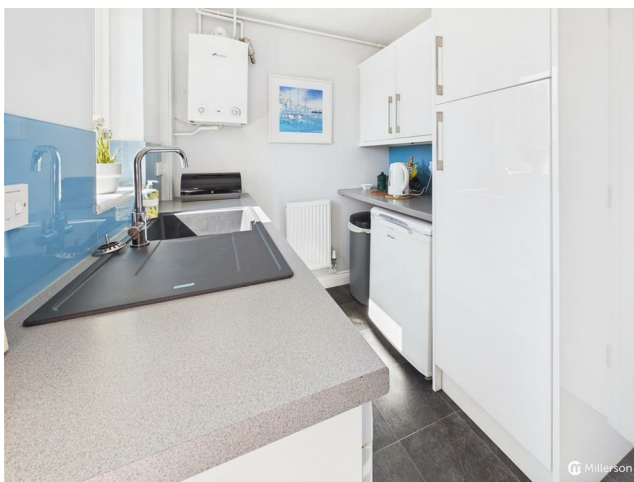
Mains electricity, gas, water and drainage. The gas boiler is located in the utility room.

DIRECTIONS

From the Millerson, Hayle office turn left and proceed along Fore Street. You will see a petrol station on your right and turn immediate left signposted to Phillack. Go past the recreation ground on the right hand side and then take your first right hand turn, followed by the first left into Amal An Avon. Continue straight ahead and follow the road. The property will be located on the right hand side, indicated by a Millerson For Sale Board.

MATERIAL INFORMATION

Verified Material Information





Amal An Avon, Phillack, Hayle, TR27 4QD

Costs and tenure
Tenure: Freehold
Council tax band: E
EPC rating: C

The building
Detached house, standard construction
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL68933):
- The property must only be used as a single private home with a garage.
- The owner must not do anything on the land that causes a nuisance, annoyance, or inconvenience to neighbours.
- The owner must not block any roads, footpaths, or rights of way on the estate.
- The owner is responsible for maintaining and cleaning any service pipes or cables located within their property boundaries.
- The owner must contribute a fair share of the costs for the maintenance of shared service installations.
- There are additional restrictive covenants, which are legal promises not to do certain things, mentioned in the 1991 Transfer document.

Non-coal mining area: yes
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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.





Approximate total area⁽¹⁾
1445 ft²
134.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

50 Fore Street
Hayle
Cornwall
TR27 4DY

E: hayle@millerson.com

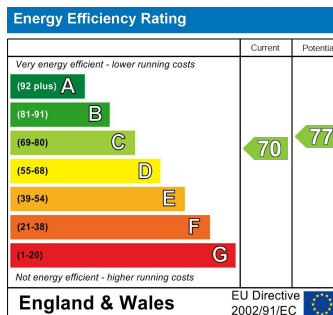
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