

Campion Way

Hayle

TR27 5FZ

Asking Price £475,000

- BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS OPEN-PLAN LOUNGE, DINING ROOM AND KITCHEN
- BI-FOLD DOORS OPENING ONTO THE ENCLOSED REAR GARDEN
- STYLISH FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FOUR WELL-PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH PRIVATE ENSUITE SHOWER ROOM
- SEPARATE UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- ENCLOSED LAWNED GARDEN – IDEAL FOR FAMILY TIME AND ENTERTAINING
- GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES
- ENERGY-EFFICIENT AIR SOURCE HEATING AND ELECTRIC VEHICLE CHARGING POINT







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Tenure - Freehold

Council Tax Band - New Build

Floor Area - 1366.00 sq ft


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PROPERTY DESCRIPTION

Situated within Gilbert & Goode's popular Eventide development in Hayle, this impressive brand new four bedroom detached home offers spacious, contemporary living with a high-quality finish throughout. Thoughtfully designed with modern family life in mind, The Waverly combines generous living accommodation with stylish fittings and a range of energy-efficient features.

The heart of the home is the superb open-plan lounge, dining room and kitchen, creating a wonderful space for both everyday living and entertaining. Bi-fold doors open directly onto the enclosed rear garden, allowing the outside to become a natural extension of the living space during the warmer months. The well-appointed kitchen comes complete with a range of integrated appliances, including a fridge/freezer, dishwasher, double oven and five-zone induction hob. A separate utility room provides additional practicality, with a useful side door giving direct access to the driveway. A ground floor cloakroom completes the downstairs accommodation.

On the first floor, the master bedroom benefits from its own ensuite shower room, with three further well-proportioned bedrooms served by a contemporary family bathroom.

Outside, the enclosed rear garden is laid to lawn and provides an excellent space for relaxing or enjoying time with family and friends. To the front, the property benefits from a single garage and driveway parking for two vehicles parked in tandem.

Further benefits include double glazing, an air source heating system, fibre network connectivity and an electric vehicle charging point. Karndean flooring has been fitted to the hallway, open plan lounge/dining room/kitchen, utility room, cloakroom, ensuite and family bathroom, adding a stylish and practical finish to these areas.

ABOUT GILBERT & GOODE

With a reputation built over more than 50 years, Gilbert & Goode is an established South West housebuilder with a strong commitment to creating thoughtfully designed, high-quality homes and attractive communities. Their developments are designed to complement the local area, with an emphasis on quality, sustainability and supporting local businesses and suppliers. Previous developments in the surrounding area include Copper Hills in Hayle, Tremena View in St Erth and Lannanta Forge in St Ives.

A fantastic opportunity to purchase a brand new, beautifully appointed family home in a convenient Hayle location. An early viewing is highly recommended to fully appreciate the space, specification and quality of accommodation on offer.

LOCATION

The property is situated within the Eventide development in Hayle, a popular coastal town ideally positioned on the north coast of West Cornwall. Hayle offers an excellent range of everyday amenities, including a selection of independent shops, cafes, restaurants, supermarkets, leisure facilities and both primary and secondary schooling. The town is particularly well known for its stunning three-mile stretch of golden sandy beaches along St Ives Bay, with Hayle Towans, Gwithian and Godrevy all within easy reach, making it an ideal location for those who enjoy coastal walks, beach days and outdoor pursuits. The picturesque Hayle Estuary, with its nature reserve and scenic walks, provides further opportunities to enjoy the surrounding countryside and wildlife. The town also benefits from a railway station, regular bus services and convenient access to the A30, making it well placed for travelling throughout Cornwall and exploring nearby destinations including St Ives, Carbis Bay and Penzance.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Karndean wood effect vinyl flooring. Carpeted stairs rising to first floor. Doors to kitchen, lounge, utility room and cloakroom. Storage cupboard.

CLOAKROOM

Obscure double glazed window to front. Low level WC. Pedestal wash hand basin with mixer tap. Inset spot lights. Radiator. Karndean wood effect vinyl flooring.

UTILITY ROOM

Obscure double glazed door to side. Composite sink unit and drainer with mixer tap over and cupboard below. Work surface. Space for washing machine and tumble drier. Radiator, Inset spot lights. Karndean wood effect vinyl flooring.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

A light and spacious open plan lounge/dining room/kitchen with Karndean wood effect vinyl flooring throughout. LOUNGE - Double glazed window overlooking rear garden. Radiator. DINING ROOM - Double glazed bi-fold patio doors leading out onto rear patio and garden, radiator. KITCHEN - Double glazed window to front. Fitted with a range of wall, base and drawer units. with work surfaces over. One and a half bowl composite sink unit and drainer with mixer tap over. Integrated fridge/freezer, dishwasher, double oven and 5 zoned induction hob with angled black glass cooker hood over and glass splashback. Breakfast bar. Understairs storage cupboard.

FIRST FLOOR

LANDING

Doors off to bedrooms and family bathroom. Cupboard housing hot water tank. Access hatch to loft space.

MASTER BEDROOM

Double glazed window to front. Door to....

EN SUITE SHOWER ROOM

Obscure double glazed window to front. Walk in shower cubicle with mains fed shower, tiled surround and glazed shower screen. Pedestal wash hand basin with tiled splashback. Low level WC. Heated towel rail. Karndean wood effect vinyl flooring.

BEDROOM 2

Double glazed window to rear. Radiator.

BEDROOM 3

Double glazed window to front. Radiator.

BEDROOM 4

Double glazed window to rear. Radiator.

FAMILY BATHROOM

Obscure double glazed window to rear. Panelled bath with mains fed shower over, mixer tap and glazed shower screen. Pedestal wash hand basin. Low level WC. Heated towel rail. Karndean wood effect vinyl flooring. Inset ceiling spotlights.

OUTSIDE

FRONT

Central paved pathway to front door with small token garden area to either side with lawned areas and planted borders. Driveway to side providing tandem parking for 2 cars. Vehicle charging point.

DETACHED GARAGE

Up and over door.







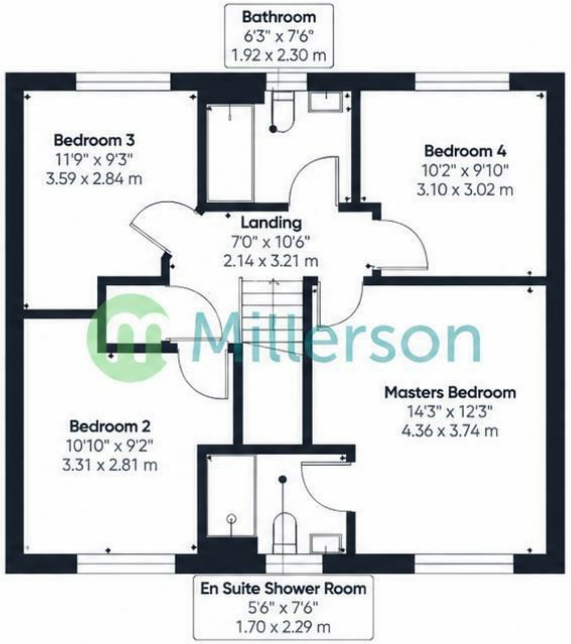
REAR GARDEN
Enclosed lawned garden with a patio area. Outside tap. Gate side access.

SERVICES
Mains Water, Electricity and Drainage. Air source heat pump heating.

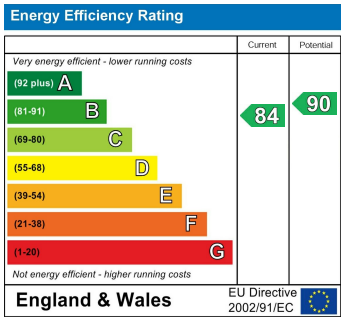
DIRECTIONS
From our Hayle office turn left and continue along the main road until you reach the double mini roundabout. Turn right onto Guildford Road and follow the road for approximately half a mile. Turn right onto Viaduct Hill and the Eventide Development will be found on your right. Drive into the development passing the site office on your left. Take the next left and the property will be seen on your right hand side.

MATERIAL INFORMATION
Council Tax band: TBC (not yet valued by HMRC)
Tenure: Freehold
Property type: Detached House
Property construction: Timber Frame construction
Energy Performance rating: B
Electricity supply: Mains Electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Air Source
Heating features: Refer to instructions within Home User Guide
Broadband: OFNL (Not BT) – speed up to 900mbps. Selection of suppliers available
Mobile coverage: Good/OK
Parking: Driveway and Garage
Building safety issues: Working construction site. Health & Safety information provided on completion
Restrictions - Listed Building: No
Restrictions - Conservation Area: N/a
Restrictions - Tree Preservation Orders: N/a
Public right of way: N/a
Long-term area flood risk: N/a
Historical flooding: N/a
Flood defences: N/a
Coastal erosion risk: No
Planning permission issues: Restrictions and permissions required for property alterations from the management company / developer.
Accessibility and adaptations: Refer to developer estate drawings
Covenants or Restrictions: Various – Refer to developer for information on covenants and restrictions
Estate/Service Charges: Estimated £185.76 per annum
Coal mining area: No
Non-coal mining area: Yes
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.









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

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