



## Trenlowen Henver Close, Hayle, TR27 5HG

By auction £320,000



- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Quiet Village Location
- Driveway Parking with EV Charging Point
- 4 Bedroom Family Home
- Enclosed Garden
- Spacious accommodation set over 3 floors
- Two En-suites and a family bathroom

\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £320,000\*

This delightful detached family home is nestled on the edge of a quiet and rural village, Reawla. This lovely village is situated conveniently between the town of Hayle, featuring popular sandy beaches and Camborne, where you will find many amenities and transport links.

The property benefits from well proportioned and spacious accommodation over three floors, making it an ideal family home with plenty of space for relaxing and entertaining.

The accommodation briefly comprises: Entrance hallway leading to a downstairs WC and a bright and airy living room. From the living room there is a door leading through to a good sized open plan kitchen and dining area. The kitchen provides plenty of cupboard and worktop space, with an integrated cooking facilities and plumbing for a dishwasher. There is also a utility room, with space for a washer and a drier and a garage, perfect for additional storage or parking.

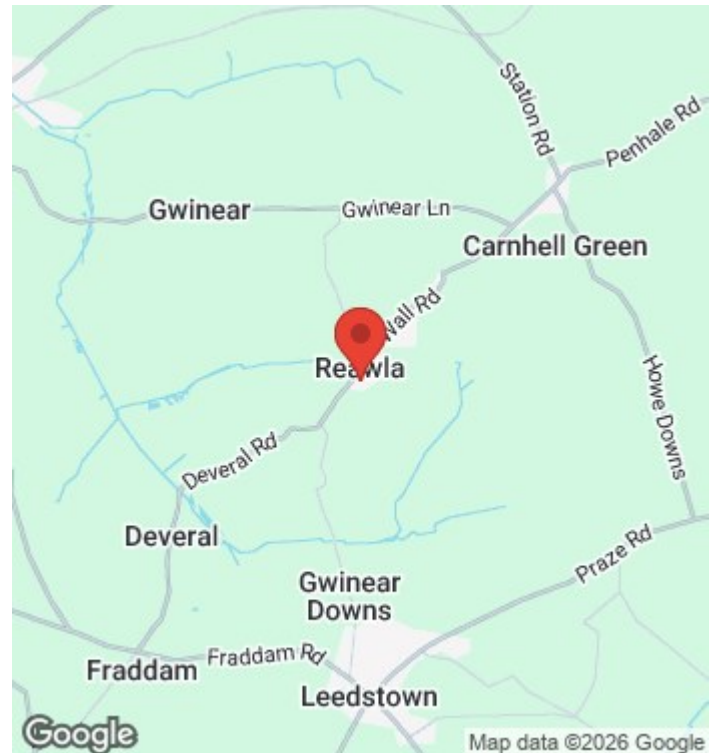
Stairs lead up to the first floor where there is a landing leading to the main bedroom, benefitting from built in storage and an en-suite, two further bedrooms, both also featuring built in storage and a family bathroom, with a separate bath and shower.

Further steps lead up to the second floor, where there is a wonderful spacious attic room with skylights proving plenty of natural light and built in storage. This room also has an ensuite.

Outside, there is a driveway suitable for at least two vehicles and side paths leading to the rear of the property where you will find a lovely enclosed garden. The garden has a patio path, with a lawned area and a hot tub.

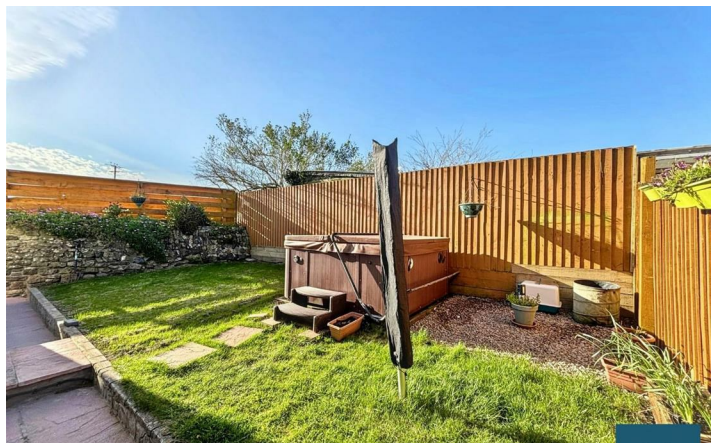
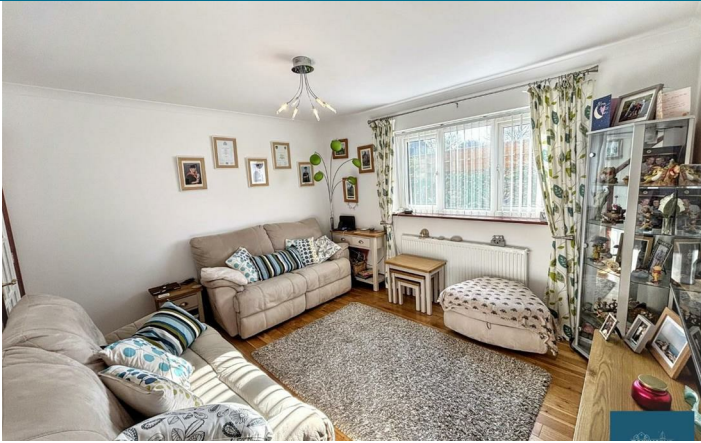
The property is heated via gas central heating and has double glazed windows.

Contact us now to arrange a viewing

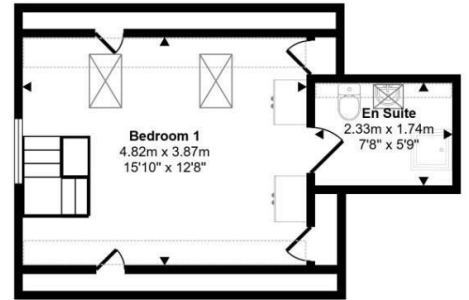
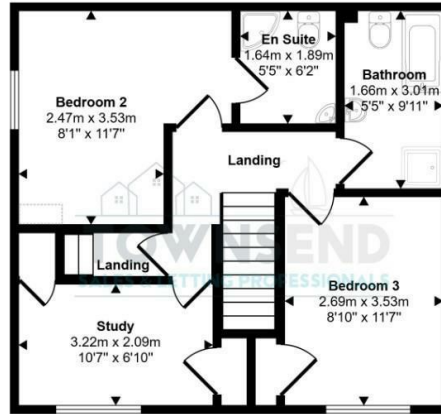
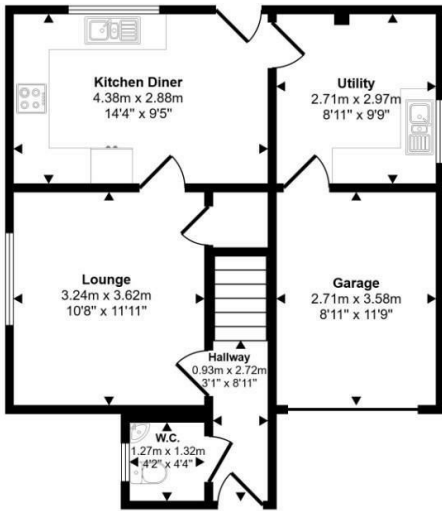


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



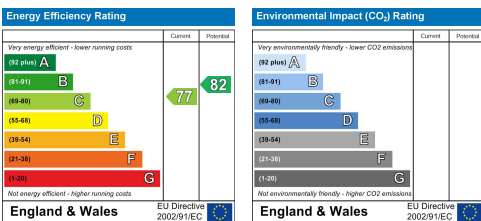
Approx Gross Internal Area  
128 sq m / 1383 sq ft



Ground Floor  
Approx 52 sq m / 559 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.