



£325,000 Guide Price

Madison Close Hayle

End of Terrace | 4 Bedrooms | 3 Bathrooms

07751 768888 or 01736

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# Step Inside

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## Key Features

- END TERRACE SPACIOUS FAMILY HOME
- 4 BEDROOMS - MASTER EN-SUITE
- DUAL ASPECT LIVING ROOM WITH FRENCH DOORS TO GARDEN
- GOOD SIZED OPEN PLAN KITCHEN/DINING ROOM
- FAMILY BATHROOM & DOWNSTAIRS WC
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- DESIGNATED PRIVATE PARKING SPACE
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES
- EPC RATING C - FREEHOLD - COUNCIL TAX BAND C

## Property Description

**4 BED SPACIOUS END TERRACE MODERN FAMILY HOME** This modern family home is situated in the popular location of Madison Close. The accommodation consists of on the ground floor, a light, bright, and spacious open plan kitchen/dining room, a large WC/cloakroom, and a dual aspect living room with French doors out to the garden. With four bedrooms, the master having an en suite, and a family bathroom on the first floor, this home needs to be seen to appreciate the space it has to offer. There is an enclosed low-maintenance rear garden and a designated private parking space.

## Main Particulars

### **4 BED SPACIOUS END TERRACE MODERN FAMILY HOME**

This modern family home is situated on the edge of Madison Close. The accommodation consists of on the ground floor, a light, bright, and spacious open plan kitchen/dining room, a large WC/cloakroom, and a dual aspect living room with French doors out to the garden. On the first floor there are four bedrooms, (master with en suite), and a family bathroom.

There is an enclosed low-maintenance rear garden with a gate to the designated private parking space at the rear.

This home needs to be seen to appreciate the space it has to offer.

### **PROPERTY DETAILS**

Approached via a wrought iron garden gate and path, a step up takes you to the half double glazed wood front door with decorative glass panels and a porch over.

#### **ENTRANCE HALL**

Stairs to the first floor with a double glazed wood window to the front aspect. Central heating thermostat. Smoke detector. Ceramic tiled floor. Radiator.

Large understairs cupboard, ideal coat storage, housing the consumer unit.

Doors to

#### **KITCHEN/DINING ROOM**

5.0m x 3.5m (16'4" x 11'5")

A really good-sized family room. Double glazed wood window in the kitchen area to the rear aspect looking out to the back garden, half double glazed wood door out to the garden, and a large double glazed wood window to the front aspect.

The kitchen has a sleek modern white design with drawers, wall-mounted cupboards, and base units providing ample storage with matching worktops and splashbacks. Stainless steel bowl and a half sink with drainer. Space and plumbing for a dishwasher, washing machine, and tumble dryer. Wall-mounted cupboard housing Ideal gas boiler. Fitted electric oven with four ring gas hob and extractor hood over. spotlights.

There is a good-sized dining area with room for a large American-style fridge-freezer. Spotlights. Radiator.

**WC/CLOAKROOM** 1.9m x 1.7m (6'2" x 5'6")

Pedestal wash hand basin. Close coupled WC. Extractor. Radiator.

**LIVING ROOM** 5.0m x 3.5m (16'4" x 11'5")

A lovely dual aspect living space with a large double glazed wood window to the front aspect and double glazed French doors to the back garden letting in lots of light.

Feature modern wall hung electric fireplace. Feature pendant lights. Carpet. 2 x Radiators.

From the entrance hall stairs to the first floor.

**PRIMARY BEDROOM** 3.5m x 3.2m (11'5" x 10'5")

Large double glazed wood window to the front aspect. Carpet. Radiator.

Door to

**EN SUITE** 1.7m x 1.6m (5'5"x 5'2")

Opaque double glazed wood window to the rear aspect. Shower enclosure with mains-powered shower, glass screen, and doors. Pedestal wash hand basin. Close coupled WC. Vinyl floor. Radiator (Not currently working)

**FAMILY BATHROOM** 1.7m x 2m (5'5" x 6'6")

Opaque double glazed wood window to the rear aspect. Bath with mains powered shower over. Vanity style wash hand basin with cupboard under. Tiled splashbacks. Close coupled WC. Extractor. Ceramic tiled floor. Radiator.

**AIRING CUPBOARD**

Housing hot water cylinder with slatted shelving over.

**BEDROOM** 3.1m x 2.1m (10'2" x 6'9")

Double glazed wood window to the side aspect. Alcove for wardrobe. Carpet. Radiator.

**BEDROOM** 3.1m x 2.8m (10'2" x 9'2")

Double glazed wood window to the side aspect. Access to boarded loft space (as advised by the homeowner). Carpet. Radiator.

**BEDROOM** 2.8m x 2.6m max (9'2" x 8'5")

This room would make an ideal home office. Double glazed wood window to the side aspect. Built-in cupboard over stairs. Carpet. Radiator.

## **OUTSIDE**

The front garden is enclosed with a stone wall and gates and is mostly laid to gravel making it very easy to look after. There is a gate to the side of the house giving access via a path to the gate to the back garden.

To the back of the house, there is a paved patio area with an outside light and tap. There are steps up and a picket fence to a good-sized area of the garden and further terrace at the rear which is currently laid to artificial grass. The enclosed garden is fenced on both sides which makes it private and secure, with a wall and gate through at the back providing access to the numbered private parking space.

## **AGENT NOTE**

The current owner parks a car in a space to the front of the property.

## **DETAILS DISCLAIMER**

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 12823150 Registered Office: , Cornwall





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