

£335,000 Guide Price

Polwithen Drive Carbis Bay

Bungalow | 3 Bedrooms | 1 Bathroom



# **Step Inside**

# **Key Features**

- Bungalow with FlexibleAccommodation
- 2/3 Bedrooms
- Extended Living Room
  with French Doors to Garden

- Bedoom 3/Office in the roof
- Stylish Kitchen & Fabulous family bathroom
- Off Road Parking/Carport

- Large Garden Workshop
- Lovely decked & pavedLow maintenance garden
- COUNCIL TAX BAND B
  EPC RATING C FREEHOLD

# **Main Particulars**

#### THE PROPERTY

Situated in sought-after Carbis Bay, this 2/3 bedroom semi- detached bungalow is currently a warm and welcoming family home with flexible accommodation, a room in the roof, a lovely, decked & paved garden, a very large garden workshop and off road parking.

The flexible accommodation comprises of a modern stylish kitchen, a room the current owners use as a good sized dining room but could equally be a bedroom, the master bedroom with fantastic storage, a very attractive family bathroom, an extended living room with French doors out to the garden and a first floor room that is currently an office but could, again, be a further bedroom.

To the front of the property there is an off-road parking/carport and to the rear the back garden is mainly decked (and very nicely done) with paved dining and barbecue areas and a substantial workshop/garden room that really does need to be seen to appreciate is potential.

VIEWING IS VERY HIGHLY RECOMMENDED.

#### **PROPERTY DETAILS**

To the front of the property there is paved area and an off road parking space/carport. A path, with a gate, gives access a down the side to the rear garden.

There is a step up to the attractive upvc front door with a pretty glazed panel which opens into the

#### **PORCH**

A good coat hanging space. Coir mat flooring.

Open into

#### **HALLWAY**

Doors to all rooms. Thermostat for bathroom underfloor heating. Mains Smoke Alarm. Large cupboard with double doors - housing the wall mounted Baxi gas boiler - with ample storage, shelves and consumer unit.

# KITCHEN 3.18m x 2.67m (10'4" x 8.7")

Upvc half double glazed door to the back garden. Upvc Double glazed window to the rear aspect.

A range of attractive matching contemporary kitchen units with cupboards, pan drawers, pull-out larder & roll front glasses cabinet, Resin sink with large drainer and stainless steel mixer tap over. Four ring gas hob with extract over. Integral AEG appliances - Microwave, oven and fridge. Integral Hotpoint compact dishwasher. Space and plumbing for a washing machine. Open shelves. Tiled splashback. Feature overhead lighting. Engineered hardwood floor.

#### LIVING ROOM 2.9m x 7.55m (9'5" x 22'9")

Large upvc double glazed window to the front aspect. Upvc Double glazed French doors to the back garden, a pretty feature. Upvc double glazed window to the side aspect and back garden. Engineered oak floor.

Stairs from this room take you to bedroom 3/the office/room in the roof.

## DINING ROOM/BEDROOM 3.1m x 3.4m (10'1" x 11'1")

The current owners use this as a lovely dining room, but it would work just as well as a bedroom. Upvc Double glazed window to the front aspect. Carpet. Radiator.

## MASTER BEDROOM 3.18m into built-in wardrobe x 3.18m (10'4" x 10'4")

Upvc double glazed window to the rear aspect, looking out to the back garden.

Large built-in wardrobe with opaque glazed sliding doors, shelves and ample hanging space. Further open storage with hanging rails and shelves. Access to the loft space (with pull-down ladder and partially boarded). Carpet. Radiator.

#### BATHROOM 2.5m x 1.62m (8'2" x 5'3")

Upvc opaque double glazed window to the front aspect.

This is a very nicely appointed, beautifully tiled, stylish bathroom with a bath with a mains powered shower over and glass shower screen, close coupled WC and a pedestal wash hand basin. Ceramic tiled floor with underfloor heating. Stainless steel towel warmer radiator,

From the living room stairs rise to the first floor

# BEDROOM/OFFICE 3.8m x 2.12m (2.9m into alcove) (12'4" x 6'9" - 9'5 into alcove) Some limited head height.

Velux Window to the rear aspect. 2 x Under eaves storage. Built-in shelving. Downlighters. Carpet. Radiator.

#### **OUTSIDE**

To the front of the property there is an off-road parking space/carport with a path and gate to the side, giving access to the rear of the property and the back garden.

The back garden has a large, very nicely done, deck with ample seating areas. There is also good sized paved dining and barbecue areas and a patio to the rear off the living room which can be accessed from the French doors. Raised planting beds. Outside tap.

# GARDEN WORKSHOP 6.58m x 2.0m (21'6" x 6'5")

A substantial workshop/garden room that really does need to be seen to appreciate its potential. Upvc double glazed doors to the front and a large upvc double glazed window to the side aspect. Vinyl floor. Vaulted timber clad ceiling. Power and light connected.

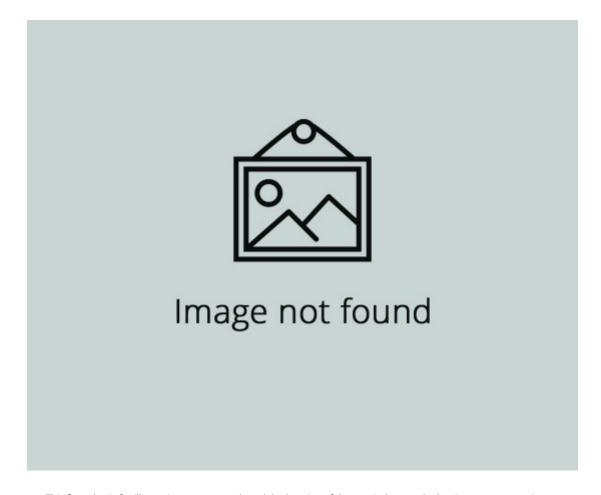
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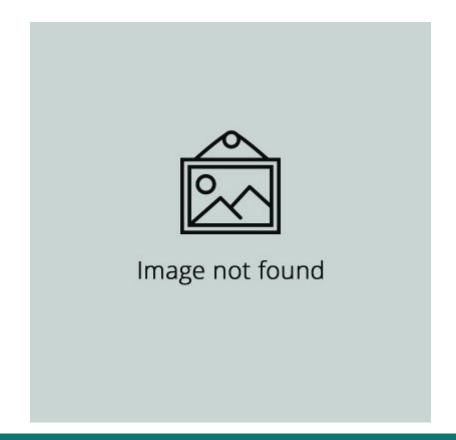






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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