



£279,000 Guide Price

Long Croft Crescent Hayle

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

07751 768888 or 01736

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Step Inside

Key Features

- NO ONWARD CHAIN
- STYLISH 2 DOUBLE BEDROOM SEMI DETACHED HOUSE
- MODERN CONTEMPORARY KITCHEN/DINING WITH FRENCH DOORS
- LARGE DOWNSTAIRS WC & LOVELY FIRST FLOOR BATHROOM
- LOW MAINTENANCE ENCLOSED GARDEN
- OFF ROAD PARKING
- PRIVATE GATED ACCESS TO REAR GARDEN
- MANY UPGRADES TO ORIGINAL SPECIFICATION
- NHBC WARRANTY STILL IN PLACE
- EPC 83 - B
- COUNCIL TAX BAND B
- FREEHOLD TENURE
- GAS CENTRAL HEATING & DOUBLE GLAZED

Main Particulars

Designed and built by Gilbert and Goode in 2022/23, this beautifully presented semi detached home, in the sought after Long Croft Crescent residential development on the outskirts of Hayle, is a perfect blend of modern living and comfort.

The accommodation consists of a hallway leading to the living room, a large downstairs wc, a very useful large understairs storage cupboard and a delightful light filled kitchen/dining room with French doors out to the back garden.

The property has two good sized double bedrooms, the master having distant views of the Towans, and a very stylish family bathroom on the first floor.

The current owner bought the property from new in 2023 with many additional upgrades including the premium kitchen pack, Karndean Laminate flooring through-out downstairs and the family bathroom, quality stair and bedroom carpets and interior Oak style doors. The property also benefits from the remainder of its 10 Year NHBC Warranty.

With its low maintenance enclosed rear garden, off-road parking space and visitors parking this property would make an ideal first time buy or investment. With no onward chain.

The quality of finish, attention to space and detail have to be seen to be appreciated - viewing is very highly recommended.

PROPERTY DETAILS

6 Long Croft Crescent is approached via a designated parking space and footpath to the front of the house, with a very pretty plant bed to one side. The path leads to the attractive front door, which is a multi-locking point with an opaque inset glazed panel, and has a canopy porch over. The door opens in to

ENTRANCE HALL

Ample space for coat hanging and shoe storage. Stairs to first floor. Doorbell chime. Karndean Floor. Radiator.

Oak style door to

LIVING ROOM 3.6M x 3.4M (11'8" x 11'1")

Large UPVC double glazed window to the front aspect. Karndean floor. Smoke Alarm. Roomstat. Radiator.

Door to rear of the house with

OPEN PLAN DINING ROOM/KITCHEN 4.6M X 2.9M (15' X 9'5")

A very light and welcoming open room with French doors out to the rear garden and double glazed window also to the rear aspect

The kitchen, which has added upgraded features chosen by the current owner, comprises a range of stylish contemporary sage coloured base and eye level units with lights under, and drawers. A Hotpoint 4 Ring gas hob with a glass splashback. an electric fan assisted oven under and extractor over. Stainless steel bowl and a half sink

with mixer tap over. Integral Hotpoint fridge/freezer. Space and plumbing for a washing machine. Cupboard housing Ideal gas combi boiler. Smoke alarm. Downlighters. Karndean floor.

Good sized dining area. Pendant light. Radiator.

WC

Close couple WC. Pedestal wash hand basin. Stainless steel towel warmer radiator. Downlighters. Extractor. Electricity consumer unit.

From the entrance hall carpeted stairs to the first floor

LANDING

Access to the loft space. Mains smoke alarm.

Oak style doors to

AIRING/STORAGE CUPBOARD

Slatted wood shelving.

BEDROOM 1 4.6m x 2.94m (15' x 9'6")

Two double glazed windows to the rear aspect with views out over to the Towans. A lovely light airy room. Carpet. Radiator.

BEDROOM 2 4.6M x 2.46m (15' x 8')

Two double glazed windows to the front aspect. Large built in cupboard. Carpet. Radiator.

BATHROOM

Opaque window to the side aspect. Bath with attractive ceramic tiled splashback, mains powered shower and glass screen over. Close coupled WC. Pedestal wash hand basin. Karndean floor. Downlighters. Extractor. Stainless steel towel warmer radiator.

OUTSIDE

To the front of the house there is a very pretty planted bed to the side of the parking space with a path leading to the front door and a gate gives access to the side of the property where there is a useful bin store/ recycling area and a further tall gate gives access to the rear garden.

Access to the rear garden can be gained from the French doors in the dining room/kitchen or from private access through two gates to the side of the house.

The rear garden is beautifully looked after and is enclosed. There is a good sized patio area, ideal for outside dining as it's just off the kitchen and has a herb bed for garnishes! An 'alternative' lawn has been planted by the current owner, consisting of low growing plants and alpines - all of which flower at different times to give an ongoing display of colour. Steps take you down to a lower gravelled area of garden with further planting beds. The garden is enclosed by a timber fence on three sides, with distant views from the patio and gets the afternoon sunshine.

Outside light, tap and electricity points.

AGENTS NOTE

All windows are uPVC double glazed and there is gas central heating heating throughout. Boiler serviced each year in October,

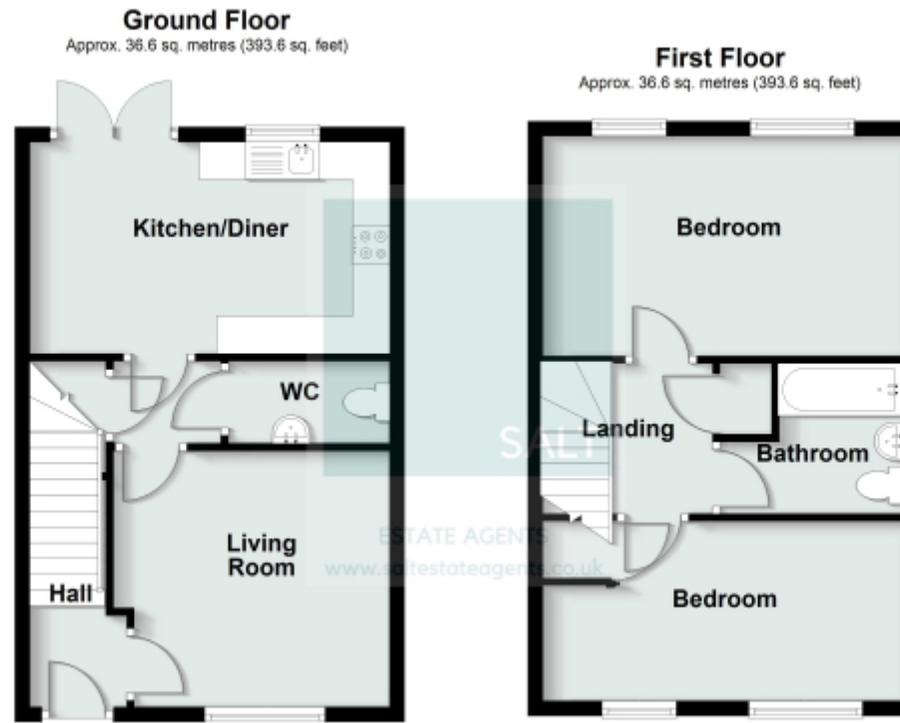
There are communal green spaces, communal planted areas and boundary sited Cornish stone walls on the development for which a fee of £250.00 per year is paid. Payment due 1/5/2025, payment of which this year will be paid by current owner.

NO ONWARD CHAIN.

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.





Total area: approx. 73.1 sq. metres (787.1 sq. feet)

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

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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