



£335,000 Guide Price

Polwithen Drive Carbis Bay

Bungalow | 3 Bedrooms | 1 Bathroom

07751 768888 or 01736

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# Step Inside

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## Key Features

- Bungalow with Flexible Accommodation
- 2/3 Bedrooms
- Extended Living Room with French Doors to Garden
- Bedroom 3/Office in the roof
- Stylish Kitchen & Fabulous family bathroom
- Off Road Parking/Carport
- Large Garden Workshop
- Lovely decked & paved Low 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 its 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 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 glass 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.

**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.

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