



2 CAMARET DRIVE, ST. IVES

A BEAUTIFULLY PRESENTED 3/4 BEDROOM FAMILY HOME WITH MATURE GARDENS AND SEA VIEWS

A beautifully presented 3/4 bedroom home with parking, gardens and distant coastal views. It is situated off Higher Trewidden Road in a sought after elevated area of St Ives.

OVERVIEW: The property comprises 3 bedrooms, one with an en suite, and a family bathroom on the first floor and a spacious kitchen, living room, utility room, WC, bedroom and garage space on the ground floor. There is off road parking for at least 2 cars. The pretty side and rear garden is well established and maintained and has a good degree of privacy. This property offers well thought out and substantial accommodation and viewing is highly recommended.

Price £595,000

ENTRANCE

Half glazed multi pane front door opening to an 'L' shaped hallway



HALLWAY

Hallway with doors to WC, utility room, living room, study and kitchen. Radiator.

WC 1.77m x 0.89m (5'10" x 2'11")

WC. Corner sink. Extractor fan. Radiator.



UTILITY ROOM 2.18m x 2.69m (7'2" x 8'10")

Double glazed multi pane window to the rear aspect. Multi pane glazed door opening to the rear garden. Door to bedroom 4 and garage space. Wall mounted Worcester combi boiler. Space and plumbing for a washing machine. Space for a tumble dryer. Tiled floor. Loft access hatch. Extractor fan. Consumer unit. Radiator.



BEDROOM 4 3.32m x 4.08m (10'11" x 13'5")

Former garage which has been separated into a fourth bedroom and separate storage area. Double glazed window to the rear aspect. Loft hatch. Radiator. Door to garage space



GARAGE SPACE 3.32m x 1.47m (10'11" x 4'10")

Storage space remaining from the separation of the garage with light and power. Telephone point.

LIVING ROOM 5.98m x 3.57m (19'7" x 11'9")

Multi pane glazed door opens to the living room. Triple aspect room with multi pane double glazed windows to the rear and side aspects overlooking the rear garden. Wall mounted remote control electric fire. 2 radiators.



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STUDY 1.99m x 1.55m (6'6" x 5'1")

Double glazed multi pane window to the side aspect overlooking the garden. Radiator.



KITCHEN 6.12m x 3.55m (20'1" x 11'8")

A fabulous light filled room with views towards Godrevy. Triple aspect multi pane double glazed windows to the front and side aspect. Multi pane double glazed double french doors opening to a patio area. Range of base and eye level units with 1 ½ bowl inset composite sink and drainer. Integrated fridge, freezer and dishwasher, Neff double oven. Neff 5 ring gas burner with extractor hood over. Radiator.



DINING AREA

Spacious dining area with patio doors to the rear garden.



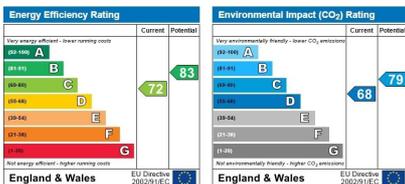
LANDING

Landing with doors to the 3 bedrooms and family bathroom. Loft hatch with access to the part boarded loft. Arched picture window to the rear aspect. Radiator.



BEDROOM 1 3.57m x 3.46m (11'9" x 11'4")

Measured to wardrobes. Dual aspect with double glazed multi pane windows to the rear and side aspects with sea glimpses. Fitted wardrobes with hanging rails and shelving. Radiator. Door to the en suite.



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.



EN SUITE 2.38m x 2.66m (7'10" x 8'9")

Narrows to 1.75m (5'9") . Dual aspect with opaque double glazed windows to the front and side aspects. Tiled walls and floor. Spacious walk in shower enclosure with mains drench head and hand held shower. Vanity unit with counter top sink and mirror over. WC. Cupboard. Ladder style radiator. Shower is 1.58m x 0.87m (5'2" x 2'10")



BEDROOM 2 3.56m x 2.34m (11'8" x 7'8")

Measurements do not include wardrobes. Dual aspect. Double glazed multi pane windows to the front and side aspects with views towards Godrevy. Fitted wardrobes. Radiator.



BEDROOM 3 3.56m x 2.87m (11'8" x 9'5")

Dual aspect. Double glazed multi pane windows to the front and side aspects with views to Godrevy and the northern coastline. Fitted wardrobes. Radiator.



FAMILY BATHROOM 2.86m x 1.78m (9'5" x 5'10")

2 velux windows. Bath. WC. Pedestal wash basin. Shower enclosure with Triton power shower. Ladder Style radiator. Extractor fan.



OUTSIDE

The property has mature well established gardens and patios to the rear and sides. There is a large shed at the rear with power and light. Space for a hot tub. Ample parking for at least 2 cars at the front of the property.



GARDEN

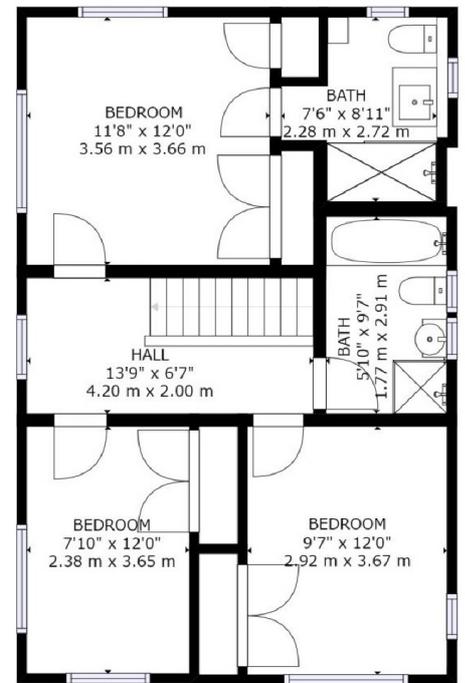
TENURE

Freehold

2 Camaret Drive, St. Ives TR26 2BE



FLOOR 1



FLOOR 2