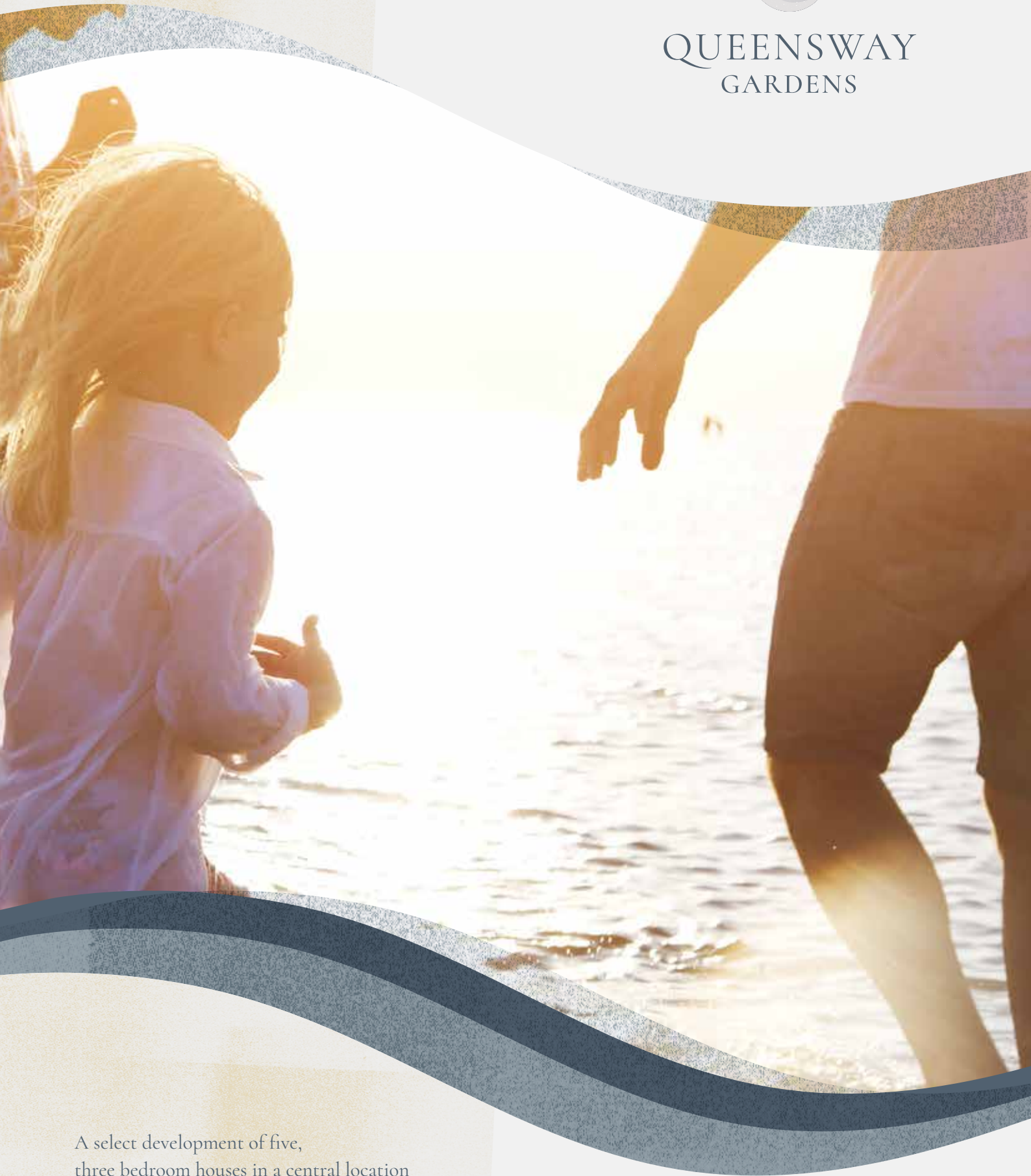




# QUEENSWAY GARDENS



A select development of five,  
three bedroom houses in a central location





1-5

Queensway Gardens

Queensway | Hayle

TR27 4FP

Queensway Gardens is a select development of five, three bedroom houses, all of which have master en-suite bedrooms. The properties will have bi-fold doors to the rear which will open out onto the rear garden and give an airy feel to the living accommodation

The popular holiday resort of St Ives is approximately six miles away and is home to the Tate Gallery and houses artwork for many local artists. Within the town there is a wide selection of shops, restaurants and bars along with its many sandy beaches, including the famous surfing beach of Porthmeor.





Hayle is situated on the North coast of Cornwall and offers some spectacular scenery, coastal walks and from the three mile stretch of golden sand there are breath taking views across to St Ives Bay and Godrevy lighthouse.







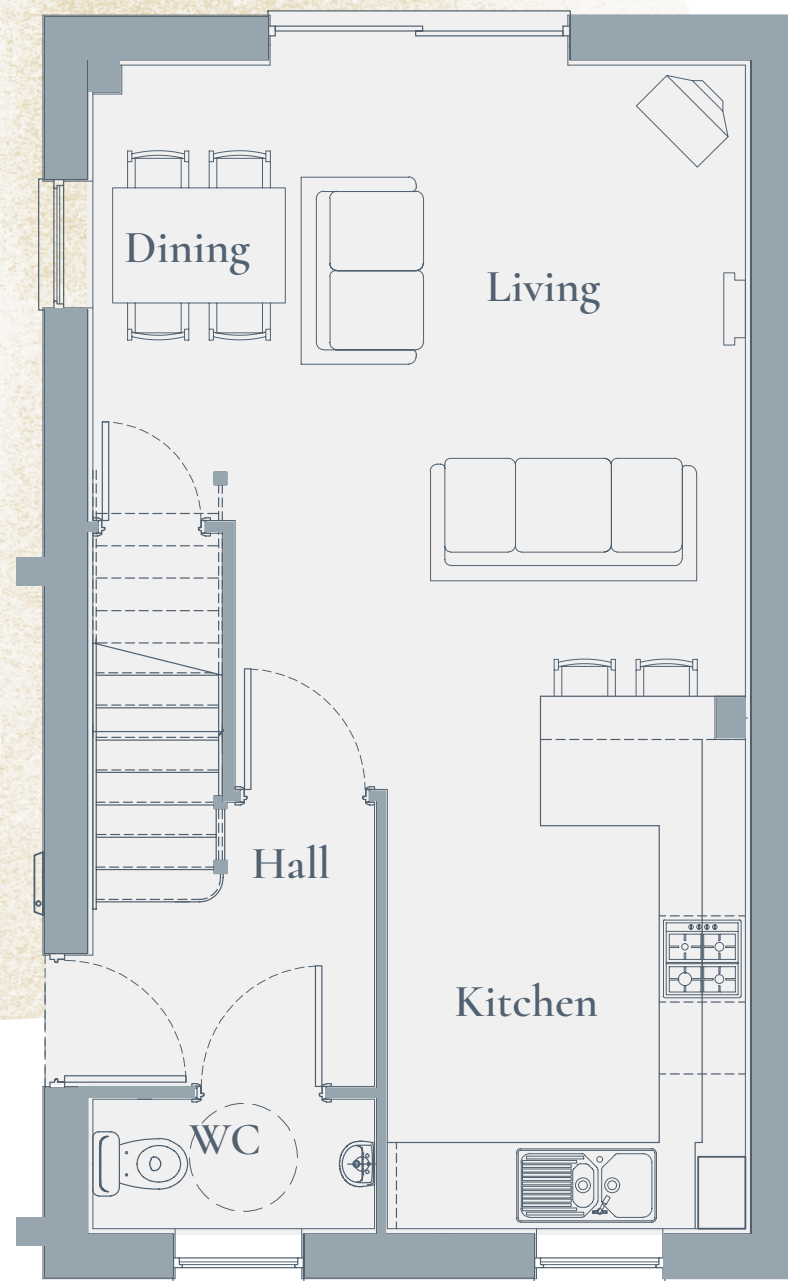
The development offers a central yet tucked away location within the town of Hayle, which caters well for day to day facilities, with a good range of retail outlets, including an ASDA supermarket, schooling for all ages, railway station with mainline connection to Paddington and close access to the main A30.



The kitchens will be fully fitted and include integrated appliances consisting of an electric oven, four zone induction hob with cooker hood over, dishwasher, fridge freezer and silestone work surface. To the outside there will be a covered car port to the side and enclosed garden to the rear with outside tap.

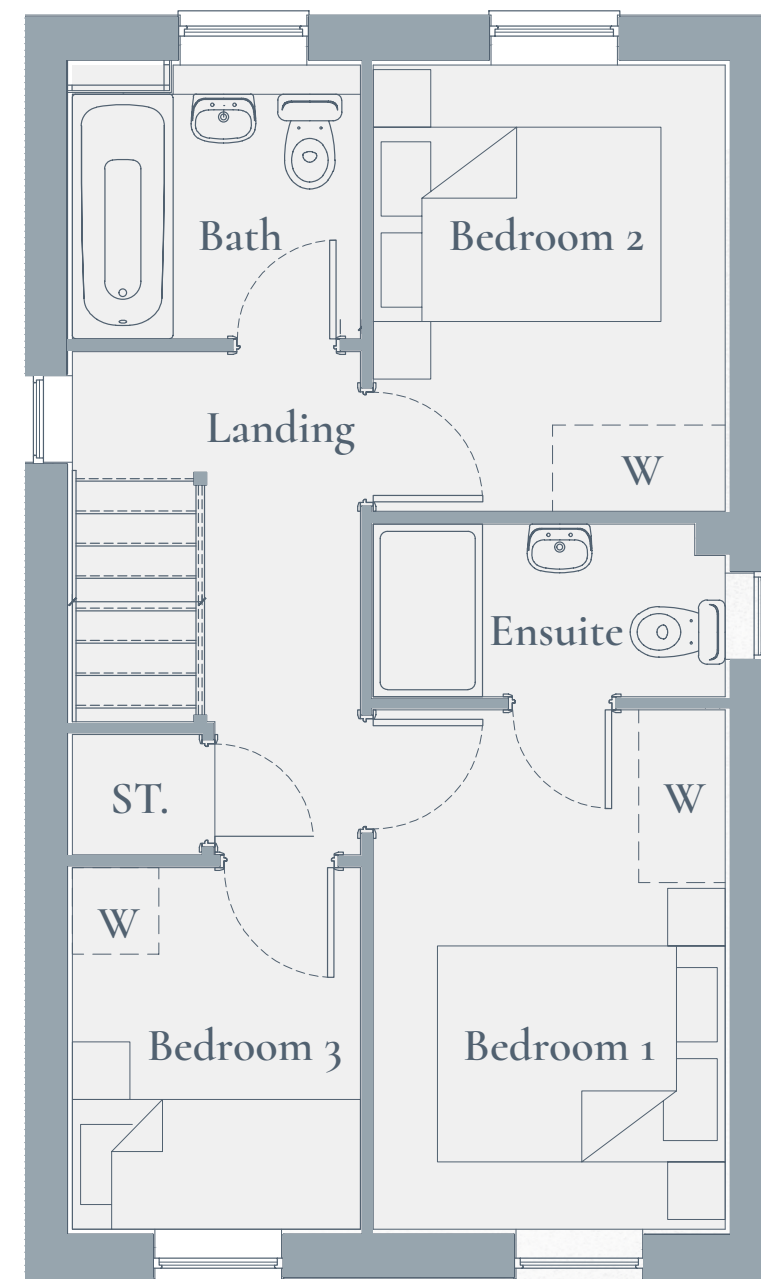






### Ground Floor

Kitchen	2581 x 3200
Living room	4616 x 4968
Cloakroom	1972 x 1053
Hallway	1972 x 1342



### First Floor

Bedroom 1	2500 x 3661
Ensuite	2500 x 1226
Bedroom 2	2500 x 3153
Bedroom 3	2053 x 2513
Bathroom	2053 x 1971





Queensway

1

2

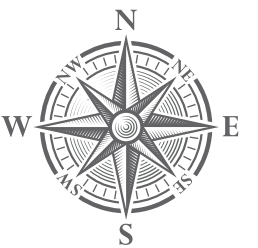
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At P Yates Ltd we pride ourselves on the level of our internal and external finishes, taking pleasure from providing first class homes:

### Kitchen

- Contemporary fitted kitchen units in pebble colour
- Luxury Silestone worktops & splashback
- Self closing drawer pack, soft closers to all unit doors
- Bosch electric induction hob /extractor chimney hood
- Bosch single oven
- Integrated fridge/freezer
- Stainless sink 1.5 bowl & chrome Monobloc tap
- Bosch Integrated dishwasher
- Chrome recessed downlighters

### Main Bathroom

- White sanitary ware
- Chrome single lever basin mixer with popup waste
- Thermostatic Chrome bath filler with pop-up waste & overflow
- Over Bath shower with thermostatic multi valve and dual showerhead
- Ceramic wall tiling
- Ceramic floor tiling
- Chrome recessed downlighters

### En-Suite

- White sanitary ware
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling
- Ceramic floor tiling
- Shower enclosure complete with glass and thermostatic multi valve with dual showerhead
- Chrome recessed downlighters
- Chrome heated towel rail

### Flooring

- Fitted carpets throughout bedrooms
- Wood flooring throughout living areas

### Cloakroom

- White sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Ceramic floor tiling

### Hall & Landing

- Floor carpet

### Heating & Ventilation

- Gas fired central heating, radiators including thermostatic valves to first & second floor
- Digital room stats to ground floor

### Electrical

- Telephone point in lounge and bedroom 1
- Television socket, aerial point to lounge and bedroom 1
- BT supported Broadband point

### Other Electrical

- Smoke detectors
- Carbon Monoxide detector
- Front external lights

### Internal / External Windows & Doors

- Anthracite windows complete with black handles
- Aluminium bi-fold doors
- GRP front door
- Contemporary internal doors complete with chrome door furniture

### Decoration

- White emulsion to walls & white emulsion to ceilings
- Painted woodwork in eggshell/satin

### External Features

- 1.8m close board timber fencing to rear gardens
- Timber side gate to rear access
- Tarmac to drives and parking areas
- Feature extra wide Carport with added storage potential

### Gardens

- Rear garden turfed with slabbed patio
- External tap x 1

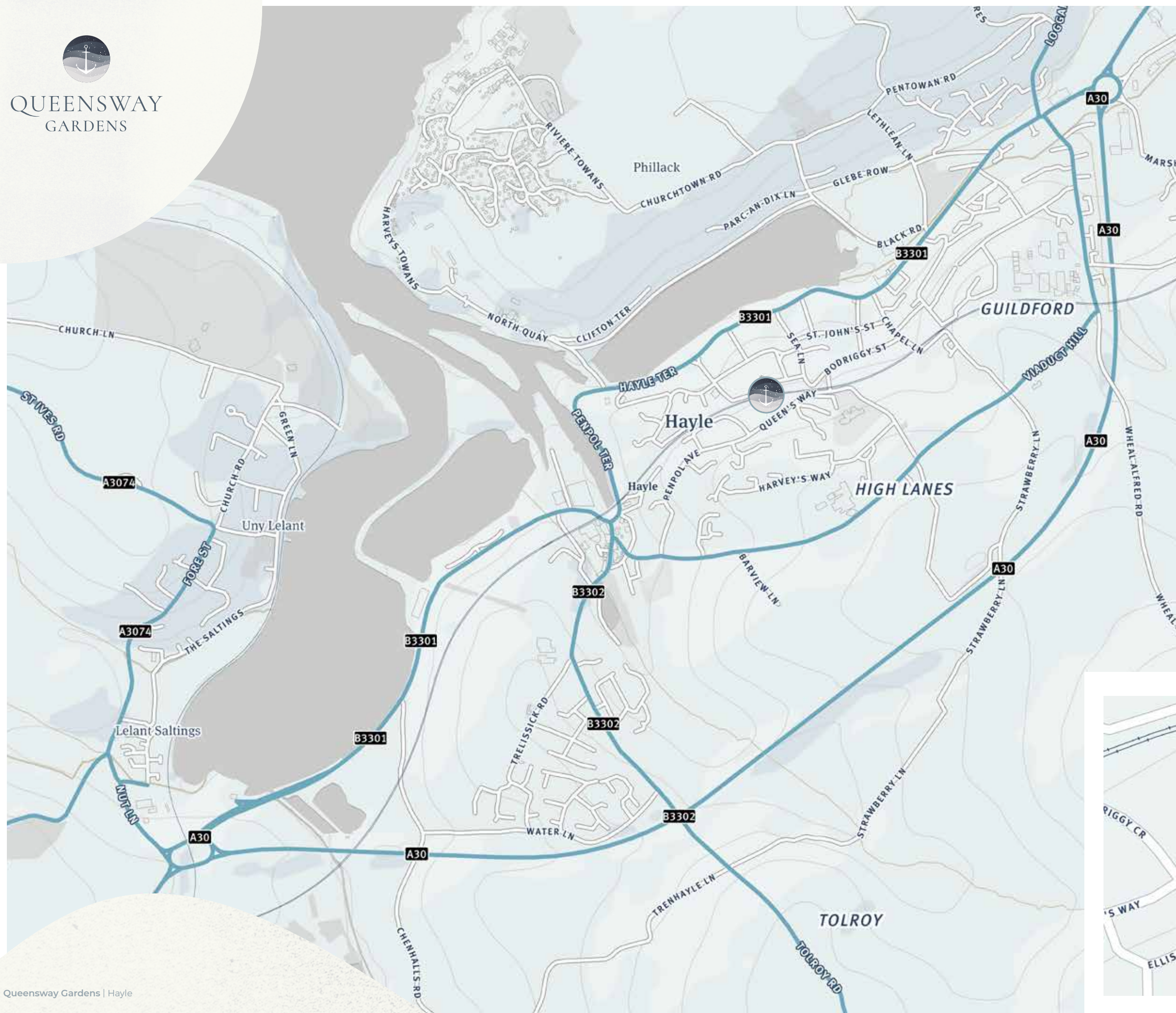
### Warranty

- A 10 year guarantee from NHBC ( Buildmark )





QUEENSWAY  
GARDENS



Mainline Railway  
Connection to Paddington

Access to the main A30

Two Junior Schools

Community Senior School

St Pirans Private Schooling  
up to 16 years

Stunning Coastline Walks

Wide Selection of Wildlife  
can be found at Hayle Estuary







## QUEENSWAY GARDENS

For further information,  
please contact Bradleys on:

**Bradleys**  
ESTATE AGENTS

21 Fore Street, Copperhouse  
Hayle, Cornwall, TR27 4DX

Tel: 01736 756363

[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)

All floor area measurements have been scaled from architects' plans and may differ from built dimensions. They are for guide purposes only and should not be used for total accuracy or for fitted carpeting/floor covering purposes. Purchasers or their representatives should contact the sales office for full details. Please see sales advisor for detailed kitchen plans. The postal name and address may be different. Plot numbers will not necessarily be the same as postal numbers. Please note: Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or contract.

