

## **Westmount Haven**

### **Ground Floor**

#### ***Entrance Hall***

Large hallway with double glazed front door leading to downstairs annexe rooms and carpeted stairs to first floor. Tiled / carpeted floor and radiator.

#### ***Inner Entrance Hall***

Giving access to:

#### ***Lounge open plan to Galley Kitchen***

Large room with double glazed window affording lovely views to the front over garden and countryside. Fully furnished with carpet, rugs, brown sofas, nest of tables, dining table and 4 chairs, DVD and TV. Radiator. Open plan to Galley Kitchen with fridge, cooker, microwave, washing machine. Separate entrance to front.

#### ***Bedroom – ground floor***

Large room with double glazed windows with views to front across garden to countryside beyond. Kingsize bed, chest of drawers, bedside table and 2 wardrobes. TV. Carpeted. Radiator. Door to:

#### ***En-suite Shower Room***

Enclosed shower cubicle with glass door. Wash-hand basin. WC. Heated Towel Radiator.

### **First Floor**

#### ***Landing***

Large landing area comfy armchair. Double radiator. Access through double glazed door to:

#### ***Balcony***

Lovely Balcony seating area with table and chairs. Great views of the countryside. Afternoon and evening sun.

#### ***Hallway***

Giving access to first floor reception rooms, bedrooms and door to:

#### ***Conservatory 1***

South facing conservatory providing a lovely place to sit and enjoy the sunshine. Countryside views. Access to rear garden and decked area.

## **Lounge**

Large room with double glazed window affording lovely views to the front over garden and countryside. Further, double-glazed to side looking down the valley towards Perranporth. Fully furnished with carpet, brown leather sofas, coffee table, shelves etc. LCD TV, Wii Games console, DVD player. Two radiators. Door to hallway. Opening double doors to:

## **Dining Room**

Large room with double glazed window to side. Double doors to lounge and further door to hallway. Serving hatch to kitchen. Glass tables and 12, white leather chairs. High Chair. Sideboards. Radiator.

## **Kitchen**

Well equipped kitchen. Double glazed window overlooking the private, rear garden. Range of built in kitchen units. Doors to Hallway and Utility Room. Radiator.

## **Utility Room**

Well equipped utility room with washing machine, tumble dryer and large fridge / freezer. Radiator, Double glazed window to side. Double glazed door to rear garden.

## **Master Bedroom**

Large room with double glazed windows to front affording views of the front garden and countryside. Super king size bed. Built-in wardrobes. Travel cot. Carpet. Radiator. Door to:

## **En-suite Shower Room**

Built-in shower cubicle with glass doors, seat, overhead shower and side jets. Wash hand basin with illuminated mirror over. WC. Fully tiled in marble and slate. Double glazed window to front.

## **Valley View Bedroom**

Large room with double glazed windows to front affording views of the front garden and countryside. Double bed. Single bed. Bedside tables. Carpet. Built-in wardrobe. Chest of drawers. Radiator. Door to:

## **En-suite Shower Room**

Built-in shower cubicle with glass door and overhead shower. Wash hand basin in vanity unit with illuminated mirror over. WC. Heated towel rail / radiator. Tiled.

## **Garden View Bedroom**

Large room with double glazed windows to rear affording views of the rear garden. Double bed. Single bed. Mirrored dressing table and chair. Bedside tables. Carpet. Built-in wardrobe / shelves. Radiator. Door to:

## **En-suite Shower Room**

Built-in shower cubicle with glass door and overhead shower. Wash hand basin. WC. Radiator. Tiled. Window to rear.

## ***Bunk Bedroom***

Room with view to rear over garden. Triple bunk – double below / single above. Small wardrobe, bedside table and chest of drawers. Access to Conservatory and rear garden. Carpeted. Radiator. Doors to Hallway and:

## ***Conservatory 2***

East facing conservatory providing a lovely place to sit and enjoy the morning sunshine. Dining table and 6 chairs. Garden views. Access to rear garden and patio area.

## ***Family Bathroom***

Large bathroom with corner bath. Separate shower cubicle with overhead shower and side jets. Wash Hand basin in vanity unit. WC. Double glazed, obscure window to rear. Fully tiled in marble. Heated towel rail / radiator. Door to Hallway.

## **Outside**

Games Room in separate Garden Room including LCD TV, DVD, Wii Games Console, childs' multi-game table, dart board, board games, bar, tables and chairs. Opens onto decking area – great for a sundowner with views down the valley towards Perranporth.

Large front garden laid to lawn and shrubs.

Excellent size parking area for 4+ cars.

Large rear garden comprising decked and lawned areas accessed via small flight of steps.