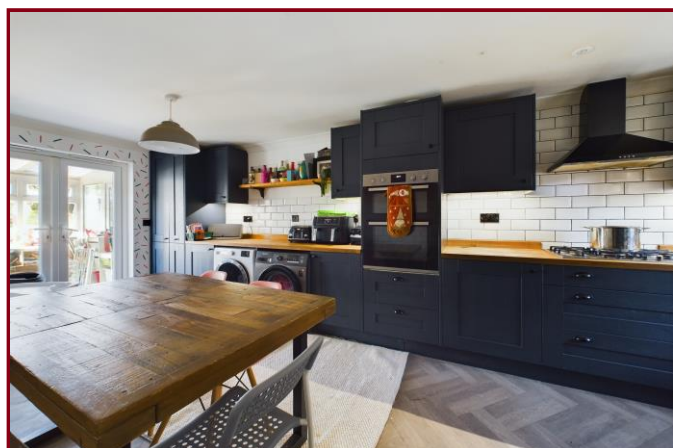




MAP estate agents
Putting your home on the map

**Chyandour,
Redruth**

**£350,000
Freehold**





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Redruth**

£350,000

Freehold

Property Introduction

Situated within a short walk of schooling and the town centre, this modern semi-detached house occupies a corner plot.

Offering versatile accommodation, the principal bedroom features an en-suite, on the ground floor from the lounge there is access to a home office which could well be used as a playroom for those with younger children, the kitchen/diner has been remodelled and leads to a conservatory to the rear and there is a cloakroom/WC.

The garage has been converted into a detached studio annexe and is ideal for use by a teenager or visiting family. The house is warmed by a gas fired central heating boiler, the studio/annexe has electric heating and there is double glazing throughout.

To the outside the property has enclosed secure gardens to the rear and side and there is driveway parking available to the front.

Location

Situated within three quarters of a mile of the town centre, Redruth offers a comprehensive range of shopping outlets which includes places to eat and drink, access to a mainline Railway Station which connects with London Paddington and the north of England. Schooling is available for all ages within walking distance.

The A30 trunk road is within a mile and Redruth is well located for access to the Cornish beaches on the north coast which include Portreath which is five miles distant and the south coast at Falmouth which is within ten miles. The city of Truro is within a similar distance and here one will find an eclectic mix of local and national shopping outlets.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Recessed turning staircase to first floor and understairs storage cupboard. Radiator and coved ceiling. Panelled doors to:-

CLOAKROOM

Close coupled WC, pedestal wash hand basin and half ceramic tiling to walls. Radiator.

LOUNGE 14' 2" x 10' 9" (4.31m x 3.27m)

uPVC double glazed window to the rear. Laminate flooring, radiator and coved ceiling. Squared archway to:-

HOME OFFICE 10' 8" x 6' 6" (3.25m x 1.98m)

uPVC double glazed window to the front. Laminate flooring, coved ceiling and radiator.

KITCHEN/DINER 21' 1" x 9' 2" (6.42m x 2.79m) maximum measurements

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed French doors opening onto the conservatory. Restyled with a range of eye level and base grey finished units having adjoining square edge beech block working surfaces and featuring a double bowl underslung Butler sink with mixer tap over. Inset five ring gas hob with chimney hood over, two eye level 'Zanussi' ovens and space and plumbing for an automatic washing machine and tumble dryer. Integrated dishwasher, ceramic tiled splashbacks and cupboard housing 'Ideal' gas boiler.

CONSERVATORY 10' 0" x 8' 3" (3.05m x 2.51m)

uPVC double glazed on three sides with uPVC double glazed French doors opening onto the rear.

FIRST FLOOR LANDING

A central landing with a uPVC double glazed window to the rear. Airing cupboard containing copper cylinder with immersion heater. Access to loft space and panelled doors opening to:-

PRINCIPAL BEDROOM 10' 8" x 9' 4" (3.25m x 2.84m)

uPVC double glazed window to the rear. Radiator and coved ceiling. Door to:-

EN-SUITE SHOWER ROOM

In a wet room style with extensive ceramic tiling to walls. Close coupled WC, pedestal wash hand basin and glass screen with plumbed shower.

BEDROOM TWO 10' 7" x 9' 2" (3.22m x 2.79m)

uPVC double glazed window to the rear. Radiator.

BEDROOM THREE 10' 2" x 7' 11" (3.10m x 2.41m)

uPVC double glazed window to the front. Radiator.

BEDROOM FOUR 10' 6" x 5' 9" (3.20m x 1.75m) plus door recess

uPVC double glazed window to the front. Radiator.

BATHROOM

uPVC double glazed window to the front. Featuring a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls and radiator. uPVC double glazed window to the front. Radiator and coved ceiling.

STUDIO/ANNEXE

uPVC double glazed door opening to:-

ANNEXE LIVING ROOM/BEDROOM 17' 4" x 8' 4" (5.28m x 2.54m)

uPVC double glazed window to the front. Electric panel heater. Square edge working surface with space under for storage, low voltage spotlighting and partial room divider. The bedroom area has a uPVC double glazed window to the rear and a door opening to:-

ANNEXE EN-SUITE

uPVC double glazed window. Featuring a close coupled WC, vanity wash hand basin and oversize shower enclosure with plumbed shower. Ceramic tiled walls, ceramic tiled floor and towel radiator.

OUTSIDE FRONT

To the front of the property there is parking for one vehicle and the annexe has been partially separated by panelled fencing to give a degree of privacy and there is a covered storage area.

REAR GARDEN

The rear garden is enclosed, featuring a decked seating area to the side of the conservatory with access down to the main garden which is largely lawned and extends to the side of the property where there is a storage area and framed greenhouse.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'D'. The garage was converted into a studio/annexe and has been signed off by Building Control with the original planning number PA20/04305.

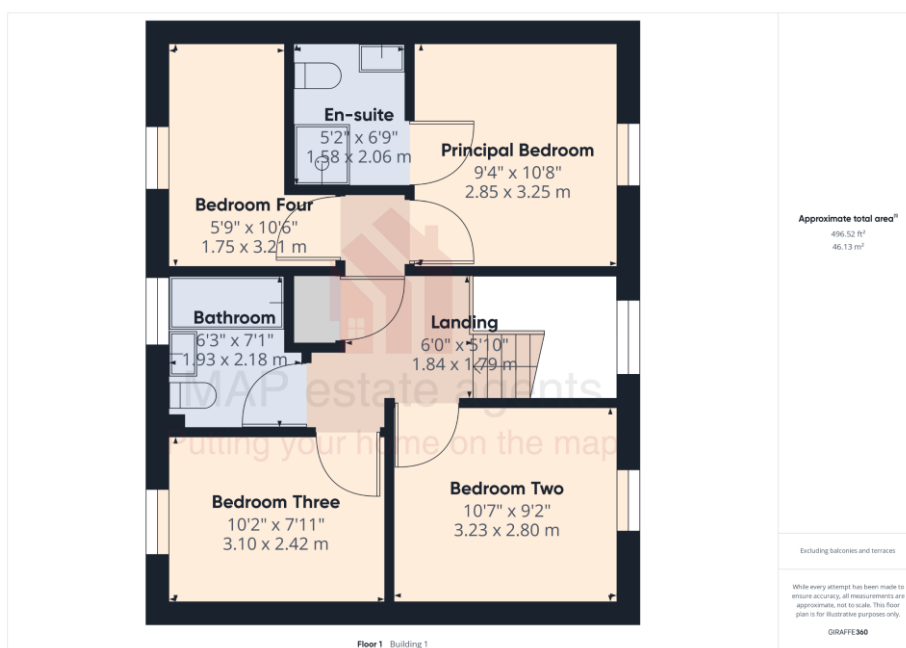
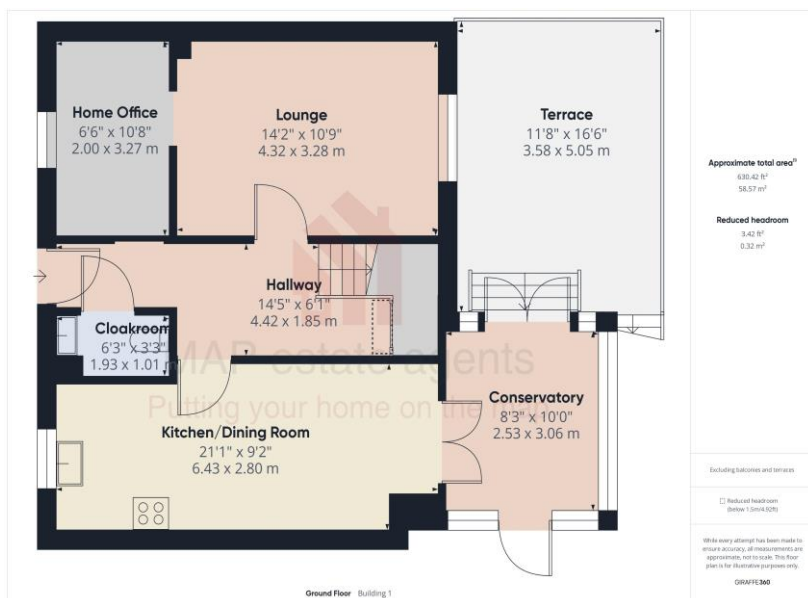


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



MAP's top reasons to view this home

- Modern semi-detached house
- Cul-de-sac location
- Four bedrooms (principal with en-suite)
- Lounge
- Home office/playroom
- First floor bathroom
- Conservatory
- Gas central heating and double glazing
- Detached studio annexe
- Parking and gardens



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