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**Redruth Highway,
Redruth**

**£350,000
Freehold**





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Property Introduction

Situated within a quiet backwater on the Truro side of Redruth, Heathfield House is a substantial detached property which offers attractive family living.

There are three bedrooms and a restyled bathroom on the first floor, leading from the hallway the lounge features a floor to ceiling fireplace complemented by engineered wood flooring and a wide squared archway gives access to the dining room which again has engineered wood flooring. To one side of the dining room there is a well proportioned fitted kitchen and to the rear is a generous conservatory with dwarf walling which enjoys an outlook over the enclosed rear garden. Heathfield House benefits from oil fired central heating and uPVC double glazing.

To the outside there is parking and turning to the front with raised planted borders to one side, an attached garage and an enclosed rear garden. Additional parking is available in front of the boundary wall. Viewing our interactive virtual tour is strongly recommended prior to arranging a physical inspection of the property.

Location

Conveniently located on the north side of the town and having good access to both Redruth and the A30, Cornwall's main town and administrative shopping centre, Truro, is nine miles distant. Redruth offers mainline rail links to London and the north of the country, there are banks, schooling and a mix of local and national shopping outlets.

Redruth also houses Kresen Kernow which is the worldwide centre for those researching Cornish history and their heritage. Falmouth, the university town for Cornwall on the south coast is within eleven miles and Portreath on the north coast is only five miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

ENTRANCE PORCH

Ceramic tiled floor, radiator and sliding door to hallway and door to:-

CLOAKROOM

uPVC double glazed window to the side. Featuring a low level WC and with a corner wash hand basin. Tiled floor.

HALLWAY

Engineered wood flooring, radiator and stairs to the first floor. Doors off to:-

LOUNGE 17' 10" x 12' 10" (5.43m x 3.91m) maximum measurements

uPVC double glazed bay window to the front. Focusing on a floor to ceiling stone fireplace with an open fire and a slate hearth. Engineered wood flooring, dado rail and radiator. Wide squared archway through to:-

DINING ROOM 10' 10" x 10' 9" (3.30m x 3.27m)

uPVC double glazed patio door to the conservatory and door to the fitted kitchen. Engineered wood flooring continues from the lounge, dado rail and radiator.

KITCHEN 12' 8" x 10' 9" (3.86m x 3.27m) maximum measurements

uPVC double glazed window to the rear and side and uPVC double glazed door to the side. Fitted with a range of eye level and base units having adjoining square edge granite working surfaces and incorporating an inset colour coordinated sink unit with mixer tap. Cooker point with stainless steel chimney hood over, extensive ceramic tiled splash backs, space for automatic washing machine and dishwasher, under stairs storage cupboard and ceramic tiled floor. Radiator.

CONSERVATORY 13' 3" x 10' 6" (4.04m x 3.20m) maximum measurements

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walls and with a pitched double glazed roof. Ceramic tiled floor and uPVC door to side.

FIRST FLOOR LANDING

uPVC double glazed window to side. Walk-in airing cupboard containing copper cylinder and access to loft space. Vertical panelled oak doors opening off to:-

BEDROOM ONE 12' 9" x 7' 9" (3.88m x 2.36m) L-shaped, maximum measurements

uPVC double glazed window to the front. Recessed wardrobe and radiator.

PRINCIPAL BEDROOM TWO 12' 7" x 11' 0" (3.83m x 3.35m)

uPVC double glazed window to the front. Four mirror fronted sliding door recessed wardrobe and radiator.

BEDROOM THREE 12' 6" x 10' 9" (3.81m x 3.27m)

uPVC double glazed window to the rear overlooking farmland. Recessed wardrobe and radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, vanity wash hand basin with storage beneath and panelled bath with 'Triton' electric shower over. Extensive shower boarding to walls and towel radiator.

OUTSIDE FRONT

To the front the garden is part enclosed with raised beds and there is parking and turning space for two vehicles with access to the attached garage. In front of the boundary wall there is a further two parking spaces. Pedestrian access leads to the side of the attached garage.

GARAGE 19' 11" x 8' 2" (6.07m x 2.49m)

Up and over door to the front and having power, light and water connected. Floor mounted 'Grant' oil fired boiler for domestic hot water and central heating and uPVC courtesy door to the rear.

REAR GARDEN

The rear garden is enclosed, mainly lawned with mature borders and hedging.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street and at a give way sign bear left into East End, continue through East End and at the next mini-roundabout take the first exit into Mount Ambrose and after passing the entrance to Knights Way on your left hand side, take the next right into Hlghway Lane and continue through towards Redruth Highway where the property will be identified on the right hand side just after passing New Lane on your left hand side. If using What3words: filler.compliant.thumps

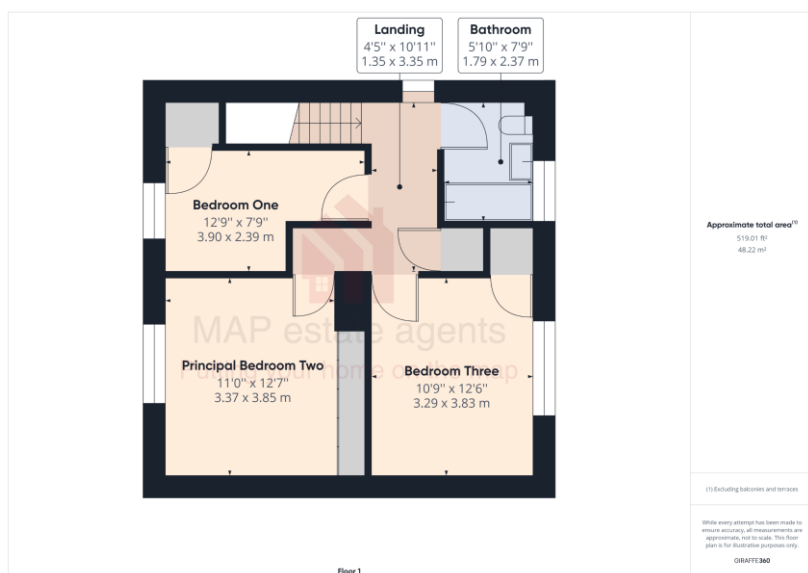


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EPC Domestic 2020/11/12	



MAP's top reasons to view this home

- Detached non-estate house
- Popular residential area on outskirts of Redruth
- Three bedrooms
- Lounge with feature fireplace
- Dining room
- Fitted kitchen
- Generous conservatory to rear
- Oil central heating and double glazing
- Enclosed rear garden
- Parking, turning and garage



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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