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**Trevenson Park,
Pool, Redruth**

**Guide Price £400,000
Freehold**





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Property Introduction

An extremely well presented detached family home located on this relatively new development situated in a cul-de-sac position. With its attractive stone fronted exterior, the property offers excellent family sized accommodation with four bedrooms, three having built-in wardrobes with the principal bedroom having an en-suite shower room. One of the main features is the fitted kitchen/diner which has a good range of storage cupboards with integrated appliances including a cooker, dishwasher and fridge/freezer with double glazed patio doors accessing out onto the rear garden. The former garage has been converted to accommodate additional accommodation and is used by the current vendors as a children's playroom but could also be utilised for many other purposes.

Externally to the rear the enclosed garden is laid mainly to lawn with a raised deck along with a useful lean-to storage unit to the side. Immediately to the front are parking facilities in the driveway for approximately two vehicles.

Location

Pool is located between the towns of Redruth and Camborne and also ideally situated for access to the main A30. Within a short driving distance are the popular Tehidy Gardens with many circular walks as well as taking you to the spectacular north coastal path with its rugged coastline and delightful beaches making it popular with surfers and walkers alike.

The cathedral city of Truro is approximately twelve miles distant, being the main centre in Cornwall for business and commerce. It is home to the Hall for Cornwall and as a city it is very popular with visitors taking in its historic Georgian architecture and cobbled streets.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Staircase to first floor, under stairs storage cupboard. Radiator with cover and access through to:-

LOUNGE 14' 8" x 10' 8" (4.47m x 3.25m)

Double glazed window to front elevation. Radiator. Dimmer switch.

KITCHEN/DINER 20' 9" x 11' 11" (6.32m x 3.63m) max. measurements

Double glazed sliding patio doors accessing onto the garden. Double glazed window. One and quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted cupboards, a range of work surfaces, granite worktops and splashbacks. Three drawer storage pack, integrated double oven, fridge/freezer, dishwasher and gas hob with granite splashbacks and stainless steel extractor over. Tiled floor, larder style cupboard with drawers under. Radiator with cover and under stairs storage cupboard. Access to:-

PLAYROOM/STUDY 15' 0" x 8' 7" (4.57m x 2.61m)

Wall recess for TV. Gas fired boiler, downlighters.

UTILITY ROOM 7' 6" x 5' 9" (2.28m x 1.75m)

Double glazed door to exterior. Single stainless steel sink unit with mixer tap, base storage cupboards, plumbing for automatic washing machine, granite worktop, tiled floor and radiator.

CLOAKROOM

Double glazed window to side elevation. Wash hand basin and close coupled WC. Radiator. Tiled floor, part tiled walls and large wall mirror. Downlighters.

FIRST FLOOR LANDING

Access to loft. Linen cupboard plus additional storage cupboard with water tank. Access to:-

BEDROOM ONE 12' 11" x 10' 8" (3.93m x 3.25m)

Double glazed window to front elevation. Radiator. Double built-in mirrored wardrobe. Access to:-

EN-SUITE SHOWER ROOM

Double glazed window to front elevation. Wash hand basin, close coupled WC, shower cubicle, chrome heated towel rail. Tiled floor and part tiled walls. Extractor fan. Downlighters

BEDROOM TWO 11' 8" x 9' 11" (3.55m x 3.02m) maximum measurements

Double glazed window to rear elevation. Radiator. Built-in double mirror fronted wardrobes.

BEDROOM THREE 10' 1" x 9' 5" (3.07m x 2.87m) maximum measurements

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 13' 2" x 9' 2" (4.01m x 2.79m) maximum measurements

Double glazed window to front elevation. Radiator. Built-in double mirror fronted wardrobes.

BATHROOM

Double glazed window to rear elevation. A modern white suite comprising panelled bath with shower over and shower screen, close coupled WC and wash hand basin. Part tiled walls, tiled floor. Downlighters and wall mirror.

OUTSIDE FRONT

Immediately to the front of the property are parking facilities on the driveway for approximately two vehicles. The front garden is laid to lawn with mature shrubs.

REAR GARDEN

The rear garden has a paved patio with an extensive lawned garden, all enclosed with fencing and accessing a raised deck. Immediately to the side of the property is also a useful storage unit and access to the front of the property.

SERVICES

Services connected are mains drainage, mains metered water, mains electricity and mains gas.

AGENT'S NOTE

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

DIRECTIONS

Proceeding along Trevenson Road towards Camborne, turn right just after the Pool Innovation Centre, at the junction turn left then take the next turning on the right hand side, continue a short distance and then take the next turning on the right into the cul-de-sac where the property can be found towards the end on the right hand side. If using What3words:-below.marzipan.turntable

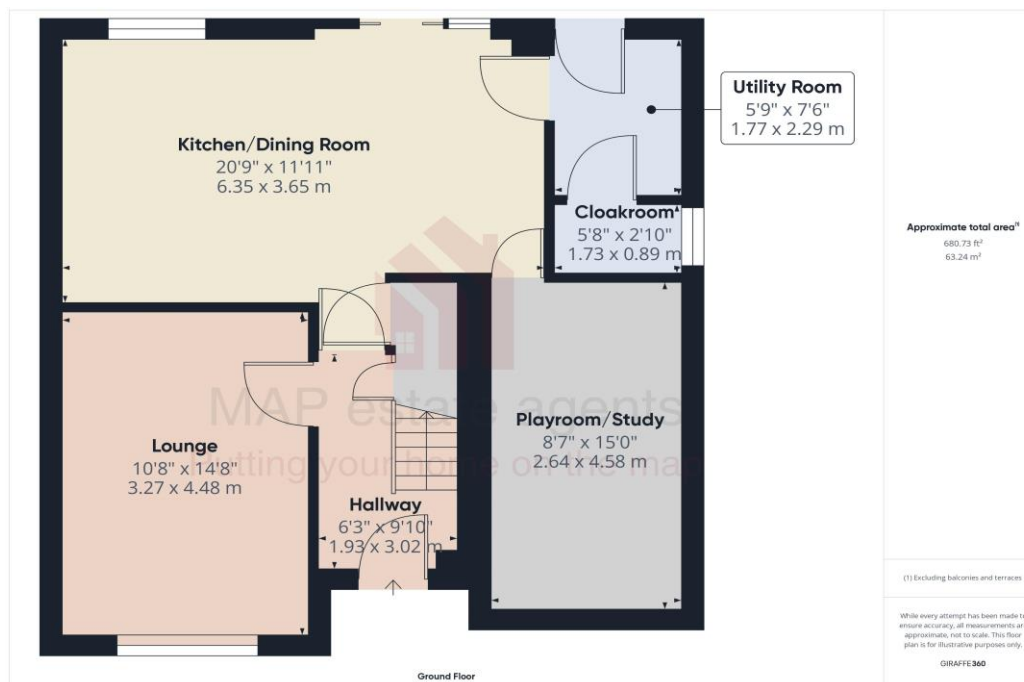


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Large detached stone fronted family home
- Located in a cul-de-sac position
- Four bedrooms, principal with en-suite shower
- Generous kitchen/diner with integrated appliances
- Utility plus cloakroom
- Three bedrooms with built-in mirror fronted wardrobes
- Gas fired central heating and double glazed windows
- Enclosed rear garden with raised deck
- Driveway parking for two vehicles
- Ideal position for access to the A30



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