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Putting your home on the map

Clinton Road, Redruth

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Redruth

Central Redruth 0.3 miles | Camborne 4 miles | Portreath (North coast) 5 miles | Falmouth (South coast) 10 miles | Truro 11 miles | Newquay Airport 17 miles | Plymouth 62 miles | Exeter M5 95 miles (Distances are approximate)

Situated on a favoured tree lined road, Sparmon Vean is an individually sited detached bungalow nestling between traditional Victorian style houses which are prevalent in this area. Offered for sale with no onward chain and occupying a generous plot, this bungalow has been extended from its original design and now offers versatile family size accommodation which may suit those with a dependent relative or who wish to work from home.

Hall | Lounge | Kitchen/dining room | Inner vestibule | Utility | Conservatory | Three bedrooms – one-ensuite, plus bedroom four/study | Bathroom | Gardens | Garage workshop

£465,000
Freehold



Property Introduction

Benefiting from four bedrooms, two of which feature en-suite shower rooms, there is a generous dual aspect lounge with a Minster style fire surround housing an enclosed wood burning stove. The kitchen/dining room which enjoys a dual aspect is again of generous proportions and has been refitted with a contemporary range of units and features an island bar, provision has been made for a recessed range style stove and in addition to a wide archway to the lounge, French doors open onto a conservatory with slate flooring and a lantern roof light.

In addition to a family bathroom there is a utility room, gas central heating warms the majority of the property and with the exception of the utility room there is double glazing.

To the outside there are enclosed gardens which lie mainly on three sides and are ideal for keen gardeners together with those who enjoy outside entertaining. There is also a large garage workshop.

A property such as this, in an enviable location, is sure to attract interest and viewing our interactive virtual tour prior to arranging a closer inspection is strongly advised.

Location

Situated less than a third of a mile from the centre of the town and within a virtually level walk from the mainline Railway Station with direct links to London Paddington and the north of England, Redruth offers an eclectic mix of local and national shopping outlets together with banks and a Post Office. Access to the A30 is within a mile, the north coast at Portreath with its stunning coastline and active harbour is within five miles and the south coast at Falmouth, which is Cornwall's university town is within ten miles.

Truro, the administrative and main shopping centre for the area, is an eleven mile commute.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

HALLWAY

L-shaped with exposed wood floorboards, radiator and coved ceiling. Turning staircase to first floor. Doors opening off to:-

LOUNGE 17' 10" x 13' 11" (5.43m x 4.24m) maximum measurements into recess

uPVC double glazed window to the front and side. Focusing on a Minster style fire surround with slate hearth housing an enclosed wood burning stove. Two radiators, wood flooring and coved ceiling. Wide archway through to:-

KITCHEN/DINER 21' 4" x 9' 4" (6.50m x 2.84m) minimum measurements

Two uPVC double glazed windows to the side and uPVC double glazed French doors opening onto the conservatory. Fitted with a range of eye level and base units having adjoining square edge working surfaces and featuring a central island bar. Inset stainless steel one and a half bowl sink unit with mixer tap, space for dishwasher and recessed wood fire surround designed to house a range style cooker with integrated cooker hood. This area features laminate flooring throughout, there is inset spotlighting, coved ceiling and two radiators.

INNER VESTIBULE 7' 1" x 3' 0" (2.16m x 0.91m)

uPVC double glazed external doors opening to either side, access to a walk-in pantry with extensive shelving and having a uPVC double glazed window to the side. Laminate flooring extending from the kitchen/diner.

UTILITY 10' 0" x 6' 10" (3.05m x 2.08m)

Three arched leaded windows to one side (single glazed), base storage unit with attached square edge working surface featuring a circular sink unit with mixer tap and having space and plumbing for automatic washing machine and tumble dryer. Wall mounted electric panel heater and laminate flooring.



CONSERVATORY 12' 0" x 9' 8" (3.65m x 2.94m) maximum measurements

Enjoying a triple aspect with double glazed windows and a double glazed stable door to the rear together with double glazed patio doors opening to the garden. The conservatory features dwarf walling with a slate floor incorporating underfloor heating and featuring a double glazed lantern style roof light.

BEDROOM ONE 13' 10" x 13' 8" (4.21m x 4.16m)

Enjoying a dual aspect with uPVC double glazed windows to the front and rear. Built-in six door wardrobe, radiator and coved ceiling.

BEDROOM TWO 11' 8" x 11' 6" (3.55m x 3.50m) plus door recess

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

EN-SUITE

uPVC double glazed window to the side. Fitted with a modern suite consisting of close coupled WC, pedestal wash hand basin and corner shower enclosure with 'Triton' electric shower. Extensive ceramic tiling to walls and coved ceiling.

WC

uPVC double glazed window to the rear. Close coupled WC.

BATHROOM

Two uPVC double glazed windows to the rear. Fitted with a contemporary style suite featuring a pedestal wash hand basin and with a shower bath with plumbed shower attachment. Two sliding door airing cupboard containing hot water tank and 'Worcester' gas boiler, extensive ceramic tiling to walls.

FIRST FLOOR LANDING

A central landing with a double glazed 'Velux' windows to the front and rear. Doors opening off to:-

BEDROOM THREE 13' 8" x 11' 8" (4.16m x 3.55m) maximum measurements into recesses, reduced headroom

Double glazed 'Velux' windows to front and rear with recessed hanging space, wall mounted electric radiator and doorway through to:-

EN-SUITE

Double glazed 'Velux' window to the side. Refurbished with a close coupled WC, pedestal wash hand basin and shower enclosure with 'Mira' electric shower. Part ceramic tiling to walls, recessed spotlighting and electric towel radiator.

BEDROOM FOUR/STUDY 10' 8" x 7' 7" (3.25m x 2.31m) maximum measurements, restricted headroom

Double glazed 'Velux' window to the side. Inset spotlighting.

OUTSIDE FRONT

The front of the garden is enclosed and consists of an extensive range of raised beds which have mature shrubs and palms. There is a generous slate patio to the front of the property which is ideal for enjoying the evening sun and set to one side there is a poly tunnel with access to further raised vegetable beds. Pedestrian access leads to either side of the bungalow.

REAR AND SIDE GARDENS

To the rear and side of the property there are a series of raised beds and immediately to the rear one will find an enclosed decked seating area which is part covered and ideal for outside entertaining with a built-in pizza oven.

GARAGE/WORKSHOP 28' 8" x 9' 11" (8.73m x 3.02m) maximum measurements

Automatic up and over door and having power and light connected. To the rear of the garage there is a workshop area and a corner wash hand basin with cold water supply. Side courtesy door.

OUTSIDE WC

Close coupled WC.

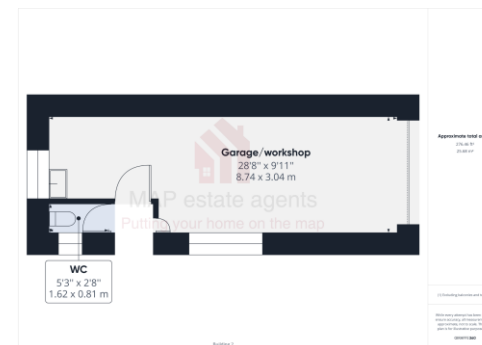
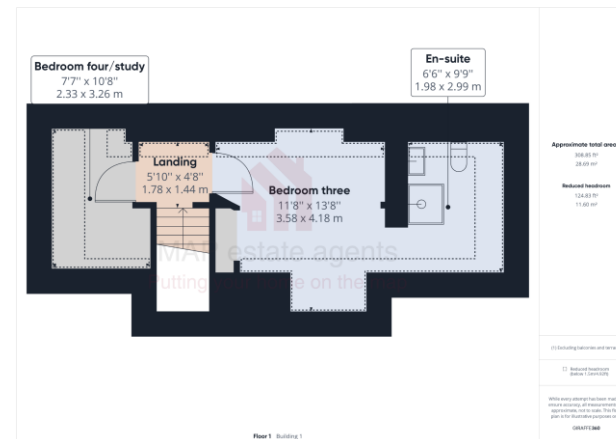
AGENT'S NOTE

Please be advised the property is within a Conservation Area and has a Council Tax Band of band 'D'.

DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights into Bond Street, continue through into Clinton Road where the property will be identified on the left hand side just after passing the turning on the left to Park Road. Using What3words:- loafing.submitted.crucially





MAP's Top reasons to view this home

- Detached non-estate bungalow
- Favoured residential location
- Four bedrooms
- Two en-suite shower rooms
- Superb dual aspect lounge
- Generous restyled kitchen/dining room
- Triple aspect conservatory with slate floor
- Double glazed (excluding utility)
- Gas central heating
- Generous gardens and large 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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