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**Falmouth Road,  
Redruth**

**£460,000  
Freehold**







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## Property Introduction

This substantial detached house, ideal for family occupation, is being offered for sale with for the first time since being built for the present owner in 1991.

On the first floor, there are four double-size bedrooms and a family bathroom, the ground floor benefits from a lounge, a generous kitchen/dining room and a shower room/WC. There is a utility room off the kitchen area, the property is warmed by a gas combination boiler supplying radiators and there is double glazing throughout.

Approached via a tarmac driveway, there are attractive low-maintenance gardens to the front with ample parking and turning. The large double garage is integral with the house and to the rear, the garden is largely paved with patio seating and barbecue area.

In summary, a large family home requiring a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly advised prior to arranging a closer inspection.

## Location

Situated on the Falmouth side of the town and within walking distance of the town centre and schooling, Redruth offers a mix of local and national shopping outlets, there is a mainline Railway Station with direct links to London Paddington and the north of England and the A30 trunk road will be found within a mile. As previously mentioned, schooling is available for all ages within walking distance, Redruth also houses 'Kresen Kernow' which contains the world's largest collection of Cornish archive material and is a sought-after location for those researching their family history. Falmouth on the south coast, which is Cornwall's university town, is within nine miles, Truro, the county town of Cornwall, is within eleven miles and Portreath on the north coast, which is noted for its sandy beach and harbour, is within six miles.

## ACCOMMODATION COMPRISES

uPVC double glazed door with side screens opening to:-

### ENTRANCE PORCH

uPVC double glazed window to the side. Tiled flooring and half-glazed door with side screens opening to:-

### HALLWAY

Stairs to first floor with storage cupboard beneath and radiator. Vertical panelled doors open off to:-

### LOUNGE 13' 9" x 12' 8" (4.19m x 3.86m)

uPVC double glazed window to the front. Focusing on a wood fire surround with marble hearth housing a focal point log fire. Coved ceiling and radiator.

### KITCHEN/DINER 22' 0" x 10' 8" (6.70m x 3.25m)

Double glazed patio door and window to the rear. Fitted with an attractive range of shaker-style eye-level and base units having

adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Inset stainless steel four-ring gas hob with cooker hood over and built-in eye-level 'Hotpoint' double oven. Integrated fridge, inset spotlighting and radiator. Door to:-

**UTILITY 7' 7" x 6' 5" (2.31m x 1.95m)**

Double glazed window to the rear and uPVC double glazed door to the side. Fitted with a base unit having an adjoining roll top edge working surface and space and plumbing beneath for an automatic washing machine. 'Greenstar' high-flow gas combination boiler, space for dishwasher and radiator.

**SHOWER ROOM**

Featuring a close-coupled WC, pedestal wash hand basin and recessed tiled shower enclosure with 'Triton' electric shower. Extensive ceramic tiled splashbacks and towel radiator.

**FIRST FLOOR LANDING**

A central galleried landing with a coved ceiling, radiator and access to loft space. Vertical panelled doors open off to:-

**BEDROOM ONE 12' 4" x 10' 9" (3.76m x 3.27m)**

uPVC double glazed window to the front. Two-door recessed wardrobe, radiator and coved ceiling.

**BEDROOM TWO 11' 1" x 9' 10" (3.38m x 2.99m)**

uPVC double glazed window to the front. Two-door recessed wardrobe, coved ceiling and radiator.

**BEDROOM THREE 11' 0" x 9' 10" (3.35m x 2.99m)**

Double glazed window to the rear. Recessed two-sliding-door wardrobe, coved ceiling and radiator.

**BATHROOM**

Double glazed window to the rear. Remodelled with a comprehensive suite consisting of counter top with storage beneath featuring an inset oval sink unit, close coupled WC, bidet and panelled bath with central mixer fill incorporating a shower attachment. Half ceramic tiling to walls, coved ceiling and towel radiator.

**BEDROOM FOUR 11' 5" x 7' 10" (3.48m x 2.39m) maximum measurements, L-shaped**

Double glazed window to the rear. Recessed two-door wardrobe, coved ceiling and radiator.

**OUTSIDE FRONT**

Approached via a tarmac driveway which gives parking and turning space and leads to the integral garage, the front garden is laid mainly to lawn with gravelled beds incorporating a succulent and feature shrubs and has been designed with ease of maintenance in mind. Pedestrian access leads to either side of the property with one side having raised, well-stocked beds.

**REAR**

The rear garden is largely paved, enclosed and secure for younger children and animals and there is a patio with a brick barbecue.

**DOUBLE GARAGE**

Integral with the property and with two roller doors to the front, one of which is electrically-operated, inspection pit and power and light connected. Double glazed window to the side and double glazed door to the rear.

**SERVICES**

Mains gas, water, drainage and electric.

**AGENT'S NOTE**

The Council Tax Band for this property is Band 'C'.

**DIRECTIONS**

From Redruth Railway Station, proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights, turn left and continue passing Trewirgie School on the right, just prior to the entrance to Town Farm, which is on the right, the property will be identified on the left-hand side by a 'For Sale' board. If using What3words: revives.soonest.reply



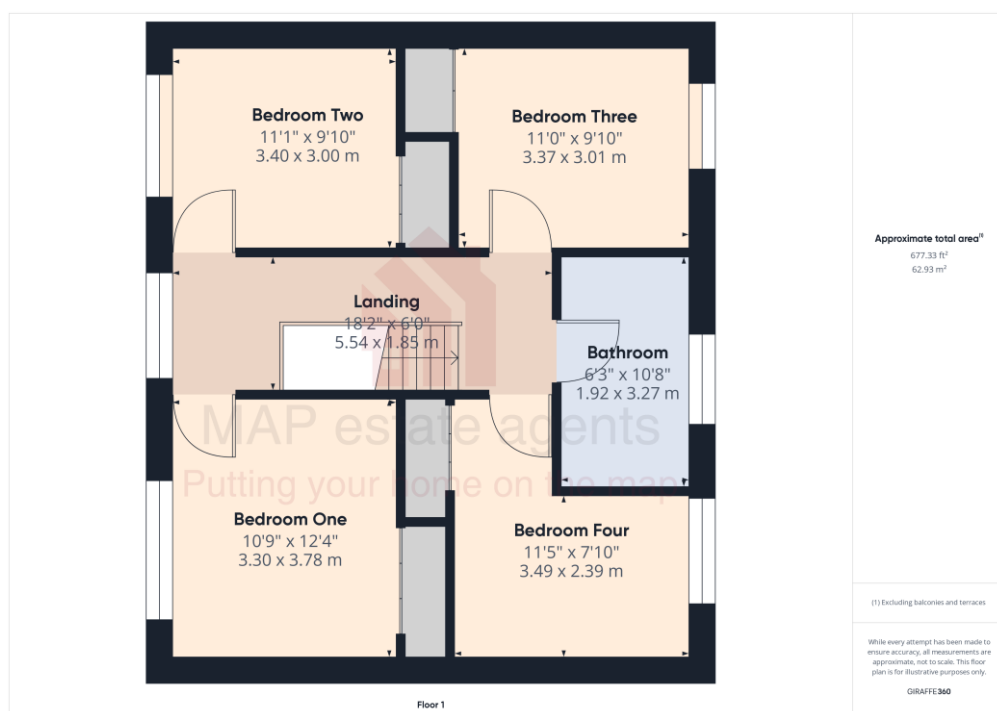
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAP's top reasons to view this home

- Individually-sited detached house
- Four double-size bedrooms
- Lounge
- Generous kitchen/dining room
- Ground floor shower room/WC
- First floor family bathroom
- Utility room
- Integral double-size garage
- Attractive low-maintenance gardens and parking
- Convenient for town centre and schooling



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