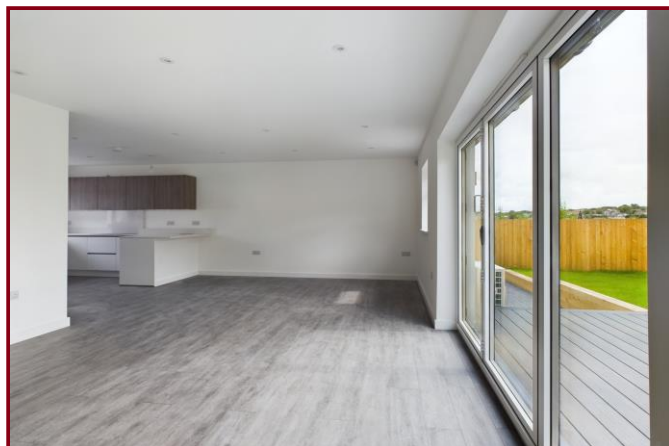




MAP estate agents
Putting your home on the map

**Carn Brea Village,
Redruth**

**£460,000
Freehold**





Carn Brea Village, Redruth

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Property Introduction

An exciting opportunity to purchase a new build detached bungalow in a select development of only three properties. Situated on the fringe of Carn Brea village and within easy access to countryside walks, the property offers generous accommodation with three double bedrooms (the principal having an en suite). The open plan living space which enjoys a dual aspect features large patio doors opening out onto the rear garden, the kitchen is fitted with a range of quality units with integrated 'Bosch' appliances and there are quartz working surfaces. The bathroom and en suite continue the contemporary theme of this property, the windows and doors are uPVC double glazed and underfloor heating is installed throughout and utilises an air source heat pump to aid with energy efficiency of the property.

Parking is available on a private drive to the side and the rear garden which is enclosed, generous in size is largely lawned and features an extensive low maintenance decked patio leading off from the living area, which is ideal for outside entertaining on summer evenings. In summary, a rare opportunity to acquire a substantial new build bungalow in a rural location. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Set within a Conservation Area, Carn Brea Village nestles on the slopes of Carn Brea and gives access to country walks in the area, the historic former parish church of Redruth, St Euny, which dates from the 6th Century, is close by (the present church on the site being constructed in 1768). Redruth, the nearest major town is within one mile and here one will find a mix of local and national shopping outlets, a mainline Railway Station with direct links to London Paddington and the north of England and schooling for all ages is within walking distance.

The A30 trunk road runs to the north of the town. Truro, the administrative and cultural centre of Cornwall is within eleven miles, Falmouth, on the south coast, which is home to Cornwall's university, is within twelve miles and the north coast at Portreath, which is noted for its sandy beach and active harbour, is within five miles.

ACCOMMODATION COMPRISES:

Composite double glazed door opening to:

HALLWAY

Luxury vinyl floor tiles, inset spot lighting and a two door utility cupboard with space and plumbing for an automatic washing machine and tumble drier. Further recessed storage cupboard and access to loft space. Doors off to:

OPEN PLAN LIVING SPACE 23' 0" x 12' 0" (7.01m x 3.65m)

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed sliding patio door opening onto the rear garden. Luxury vinyl tiled flooring.

KITCHEN AREA 11' 10" x 11' 0" (3.60m x 3.35m)

Fitted with a range of colour contrasting eye level and base units having adjoining thin edge quartz working surfaces incorporating a colour coordinated sink unit with mixer tap. Inset 'Bosch' induction hob with hood over, built in 'Bosch' eye level double oven, integrated 'Bosch' dishwasher and integrated 'Bosch' fridge and freezer.

PRINCIPAL BEDROOM 16' 0" x 12' 0" (4.87m x 3.65m)

uPVC double glazed window to the rear. Inset spot lighting and door to:

EN SUITE

uPVC double glazed window to the rear. Contemporary in design featuring a wall hung vanity wash hand basin, hidden cistern wall hung WC, an over-size low entry doorless shower enclosure with plumbed shower incorporating a rain head. Extensive ceramic tiling to walls, tiled floor and towel radiator. Inset spot lighting.

BEDROOM TWO 14' 0" x 11' 7" (4.26m x 3.53m)

uPVC double glazed window to the front. Inset spot lighting.

BEDROOM THREE 11' 7" x 10' 0" (3.53m x 3.05m)

uPVC double glazed window to the front. Inset spot lighting.

BATHROOM

uPVC double glazed window to the front. Complementing the contemporary theme of the property there is a wall hung vanity sink with illuminated mirror over, wall hung concealed cistern WC and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, tiled floor and towel radiator. Inset spot lighting.

OUTSIDE FRONT

The front of the property has been designed with ease of maintenance in mind and has gravelled beds and to one side there is brick paved parking for two vehicles.

REAR

The rear garden is generous in size, enclosed and largely lawned. There is a substantial decked patio leading off from the living area and an external water supply. Set to one side is an air source heat pump.

AGENTS NOTE

The council tax band for the property is yet to be assessed.

SERVICES

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

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 right and at the next set of traffic lights turn left into West End. Take the first turning left into Coach Lane and follow the road around to the right into Trevingey Road, carry on into Carn Brea Village and at a crossroads carry on straight across and at the end of the road turn right into the development. If using What3words:- importing.adverbs.sniff

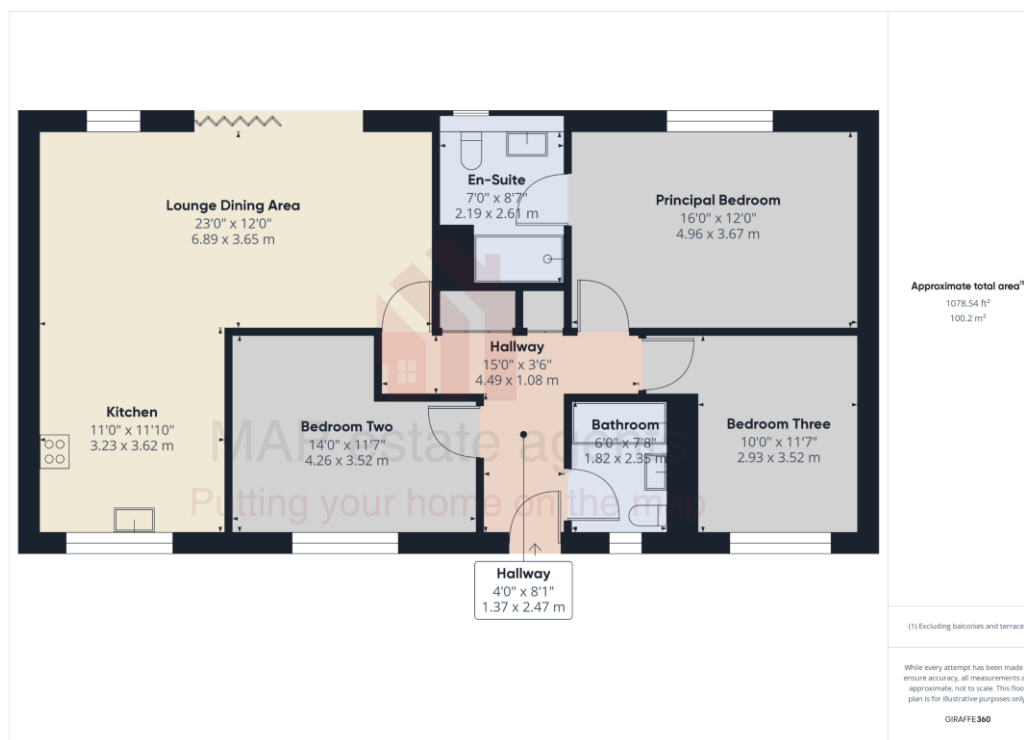


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Individually sited detached bungalow
- Select development of three bungalows
- Three bedrooms with principal en-suite
- Generous open plan living space
- High quality kitchen with quartz working surfaces
- Contemporary style bathroom and en-suite
- Air source under floor heating
- uPVC double glazing
- Generous lawned garden with decked patio
- Architect Supervision Certificate



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