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**Four Lanes,
Redruth**

**£300,000
Freehold**





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Property Introduction

This sizeable end of terrace four bedroom house is located on the edge of the village and has lovely uninterrupted far reaching countryside views. Arriving at the front of the property there is ample off-road parking with a pathway leading to the front of the property which is well set back from the road.

The entrance door opens to a porch which in turn opens to the lounge which has a feature wood burner. The kitchen has been tastefully updated and also has space for a sofa or table and chairs and part glazed double doors open to the dining conservatory and a door off opens to a ground floor bathroom. On the first floor there are four bedrooms. Outside there is an enclosed rear garden with an outbuilding that has double glazed sliding doors, electric and lighting which could be utilised for multi-functional use such as home office/gym, subject to any necessary consents. The accommodation on offer really needs to be viewed to be fully appreciated.

Location

The village of Four Lanes offers a sub-Post Office and late night shop, schooling is available for Primary children and there is a choice of Public Houses within walking distance. The major town of Redruth which has access to the A30 and a mainline Railway Station which connects to London Paddington and the north of England is within two and a half miles.

Helston (famed for its Furry Dance) is within seven and a half miles and the south coast resort of Falmouth which is a haven for sailing and home to Cornwall's university is eleven and a half miles distance. The north coast at Portreath, which has a beautiful sandy beach and active harbour, will be found within six miles.

ACCOMMODATION COMPRISES

Part glazed composite entrance door with glazed side panel opening to:-

ENTRANCE PORCH

Ceramic floor tiles. Shoe storage. Part double glazed door opening to:-

LOUNGE 17' 6" x 10' 10" (5.33m x 3.30m) maximum measurements

Double glazed window to the front elevation. Feature fireplace housing an inset wood burner with granite inset mantel and slate

hearth. Solid wood flooring. Radiator. Aerial socket. Doorway to:-

KITCHEN 17' 8" x 10' 8" (5.38m x 3.25m) maximum measurements

A generous size kitchen with double glazed window to rear elevation enjoying views over the countryside with wood window sill. Laminate flooring. Beamed ceiling. Range of wall and floor cupboards with granite worktop over with matching upstands and incorporating a sink and drainer. Induction hob with extractor above and marble splash back, eye level built-in dual oven and microwave and integrated fridge. Stairs to first floor with storage space below with plumbing and space for washing machine and freezer or dryer (on top of each other). Further storage cupboard. Part glazed double doors opening to the:-

DINING CONSERVATORY 11' 1" x 8' 8" (3.38m x 2.64m)

Glazed to two sides with two double glazed doors opening to the garden. Having a feature stone wall and corner display shelving. Door to:-

GROUND FLOOR BATHROOM

P-shaped bath with off-set taps, housing an electric shower with curved shower screen and tiled surround, low level WC and wall hung shelved recess sink with tiled splashback. Obscure double glazed window to conservatory. Two heated towel rails. Airing cupboard with storage space. Tiled flooring.

FIRST FLOOR LANDING

A split landing with recessed storage cupboard. Loft access. Doors off to:-

BEDROOM ONE 12' 0" x 10' 11" (3.65m x 3.32m)

Double glazed window and radiator.

BEDROOM TWO 10' 9" x 9' 7" (3.27m x 2.92m)

Double glazed window enjoying elevated countryside views. Radiator.

BEDROOM THREE 10' 9" x 9' 5" (3.27m x 2.87m)

Double glazed window to the front. Radiator.

BEDROOM FOUR 7' 10" x 7' 6" (2.39m x 2.28m)

Double glazed window to the front. Radiator.

OUTSIDE FRONT

To the front of the property is gravelled off-road parking for several vehicles and a useful store for recycling. Steps lead up to a pathway that runs to the front entrance with hedging along one side of the pathway and with a gravelled garden with a range of feature shrubs and the oil tank to the other side. A further pathway to the side provides access to a lean-to at the side of the property and from here a pedestrian gate provides access to the rear garden.

REAR GARDEN

Immediately to the rear and side of the property is a gravelled seating space with deck leading up to low wall with inset seating, there are lawns and to the one side the property is fenced with hedging to the rear and walling to the other side. Areas of lawn.

OUTBUILDING 18' 11" x 11' 3" (5.76m x 3.43m)

Sliding double glazed doors. Lighting and electric. Eaves storage space.

SERVICES

Mains water, mains drainage and mains electric. Oil heating.

AGENT'S NOTE

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

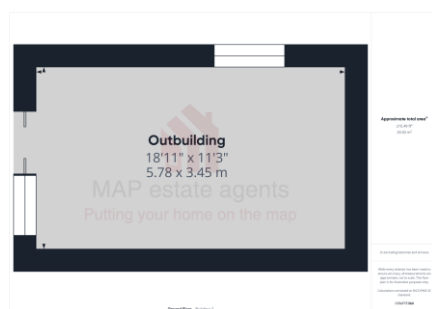


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Village location
- Sizeable end of terrace house
- Lovely countryside outlook from front
- Four bedrooms
- Lounge with wood burner
- Modernised kitchen with utility
- Conservatory/dining room
- Ground floor bathroom
- Enclosed rear garden, useful outbuilding
- Off-road parking for several cars



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