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**Pool,
Redruth**

**£400,000
Freehold**





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Property Introduction

Constructed in 2016 by well respected developer, Redrow Homes, this detached family home was originally the 'show home' for the development. The property offers a quality finish with integrated appliances in the kitchen, a stunning ceramic tiled floor, bi-fold doors to the garden and so much more! On the ground floor one will find the living room, generous kitchen/diner and cloakroom. Four bedrooms with the principal being ensuite and the family bathroom are located at first floor level. The well planted enclosed rear garden is a particularly attractive feature of the property and boasts a decked verandah, patio seating area and here the garage has been converted to make a lovely garden/hobby room.

Location

Pool is situated midway between Camborne and Redruth and is within three quarters of a mile of the A30. Out of town retail parks can be found within half a mile to include a superstore, DIY store and fast food outlets. Within the village of Pool there is a Public House, late night shop and takeaway. Pool is also conveniently located for access to schooling for all ages and Cornwall College is adjacent to this development. The nearest major town of Redruth is within two and a half miles and here one will find a mainline Railway Station with direct access to London and the north of England. Truro, the administrative, cultural and shopping centre for Cornwall is within thirteen miles and the south coast university town of Falmouth is within a similar distance.

ACCOMMODATION COMPRISES:

Glazed panel front door to:

ENTRANCE HALL

Understairs storage cupboard. Stairs rising to first floor. Smoke alarm. Doors to:

CLOAKROOM

Fitted with a close coupled WC and wall mounted wash hand basin. Fully tiled. Ladder radiator. Obscure double glazed window to front.

LIVING ROOM 16' 5" x 11' 3" (5.00m x 3.43m)

Double glazed window to front. Radiator. Television point.

KITCHEN/DINER 19' 2" x 12' 10" (5.84m x 3.91m)

Fitted with a quality range of white wall and base cupboards with granite worksurfaces over. Built in stainless steel double oven. Induction hob inset into work surface with extractor over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Porcelain tiled flooring. Stainless steel sink unit with mixer tap over. Understairs storage cupboard. Double glazed window overlooking rear garden. Ladder radiator. Bi-fold doors to rear garden.

FIRST FLOOR LANDING

Access to loft. Smoke alarm. Doors to:

PRINCIPAL BEDROOM 12' 8" x 8' 6" (3.86m x 2.59m)

Double glazed window to front elevation. Radiator. Built in double wardrobe with mirrored sliding doors. Door to:

ENSUITE SHOWER ROOM

Independent shower enclosure with glazed screen housing mains fed shower unit. Wash hand basin inset to vanity unit. Close coupled WC. Fully tiled. Ladder radiator. Obscure double glazed window to rear.

BEDROOM TWO 9' 10" x 9' 5" (2.99m x 2.87m)

Double glazed window to rear. Built in triple wardrobe. Radiator.

BEDROOM THREE 9' 6" x 8' 6" (2.89m x 2.59m)

Double glazed window to rear. Radiator.

BEDROOM FOUR 8' 6" x 7' 3" (2.59m x 2.21m)

Double glazed window to front. Radiator.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Fully tiled. Ladder radiator. Obscure double glazed window to side.

OUTSIDE

To the front of the parking one will find a tarmac driveway providing off road parking. The front garden is mainly laid to lawn with wall and shrub borders. The rear garden is truly delightful with a generous decked verandah seating area, oak framed with bespoke glass. This in turn leads to the beautifully planted garden which has a large variety of plants, trees and shrubs together with a further lawned garden. There are steps and a pathway leading to:

GARDEN ROOM (FORMER GARAGE) 12' 0" x 10' 5" (3.65m x 3.17m)

Fitted with a range of wall and base cupboards with roll edge worksurfaces over, Electric panel heater. Sliding patio doors to decked seating area. Access to loft storage space.

SERVICES - Mains electricity, drainage, water and gas.

COUNCIL TAX - Band D.

DIRECTIONS - From Morrisons at Pool proceed west along Agar Road passing Macsalvors on your left hand side. Take the second turning right on to Church Road and then the first turning left on to Kevill Road. The property will be seen after a short distance on the left hand side. If using What3words [baguette.amps.emloyer](https://www.what3words.com)



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | 94 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

- Detached four bedroom home
- Ensuite principal bedroom
- Stunning gardens
- Driveway parking
- Quality finish
- Gas central heating and double glazing
- Integrated appliances
- Former show home
- First floor bathroom and ground floor cloakroom
- Popular residential development



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

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