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**Strawberry Close,  
Redruth**

**Fixed Price £285,000  
Freehold**







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## Property Introduction

Occupying a corner plot with potential for further development (subject to planning), this spacious family home offers well presented accommodation briefly comprising living room, kitchen/diner, garden room, utility and cloakroom on the ground floor with three bedrooms and the family bathroom located upstairs.

The extended principal bedroom boasts a dressing area with built-in wardrobes. Having off-road parking, garage and large gardens, we feel this makes a most comfortable family home.

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN –  
Must be seen!!**

## Location

The property is conveniently located for access to the A30 and Redruth town centre. A late night convenience store is located in North Street and Redruth offers an eclectic mix of both local and national shopping outlets together with banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England. Schooling for all ages is within walking distance and an out of town superstore is within a short drive.

### ACCOMMODATION COMPRISES

Glazed uPVC entrance door to:-

#### ENTRANCE PORCH

Double glazed windows to front and side. Tiled flooring. Door to:-

#### INNER HALL

Stairs rising to first floor. Understairs storage area. Radiator. Doors to:-

#### LOUNGE 11' 11" x 11' 11" (3.63m x 3.63m)

Feature marble fireplace and hearth (with gas connection). Double glazed window to the front. Radiator.

#### KITCHEN/DINER 18' 2" x 9' 10" (5.53m x 2.99m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a one and a half bowl

sink and drainer. Built-in single oven, hob inset to work surface with extractor over. Spaces for washing machine and fridge/freezer. Double glazed window overlooking the rear garden. Ceiling fan. The dining area has a wall mounted cocktail unit and display cabinet. Radiator. Archway to:-

#### **GARDEN ROOM 9' 5" x 8' 3" (2.87m x 2.51m)**

Double glazed window overlooking the rear garden. Double glazed French doors leading to the patio. Radiator.

#### **REAR HALLWAY**

Courtesy door to garage. Double glazed door to rear garden. Doors to:-

#### **UTILITY ROOM 5' 7" x 4' 11" (1.70m x 1.50m)**

Fitted with a range of wall mounted cupboards and space for white goods.

#### **GROUND FLOOR CLOAKROOM**

Fitted with a close coupled WC. Obscure double glazed window to rear.

From entrance hall, stairs rising to:

#### **FIRST FLOOR LANDING**

Obscure double glazed window to side. Built-in airing cupboard housing hot water cylinder.

#### **PRINCIPAL BEDROOM 9' 6" x 8' 3" (2.89m x 2.51m)**

Double glazed window to rear. Radiator.

#### **DRESSING ROOM 11' 0" x 8' 2" (3.35m x 2.49m)**

Fitted with an extensive range of built-in wardrobes, dressing table with mirror over and two matching bedside drawer units.

#### **BEDROOM TWO 10' 7" x 8' 2" (3.22m x 2.49m)**

Double glazed window to front. Radiator.

#### **BEDROOM THREE 9' 9" x 7' 4" (2.97m x 2.23m) L-shaped, maximum measurements**

Double glazed window to front. Radiator.

#### **BATHROOM**

Corner shower cubicle housing electric shower unit, panelled bath, low level WC and wash hand basin inset to vanity unit. Obscure double glazed window to rear. Radiator.

#### **OUTSIDE FRONT**

To the front of the property a brick paved driveway which provides off-road parking for one car leading to the garage. The front garden is laid mainly to lawn with a paved pathway and a gated access leads to the side garden which is laid to lawn and enclosed making it child and pet friendly. The rear garden consists of lawned areas and patios with planted borders and mature bushes.

#### **REAR GARDEN**

The rear garden consists of lawns and patios with planted borders, mature bushes and trees. Security light and outside tap.

#### **GARAGE 18' 5" x 8' 2" (5.61m x 2.49m)**

Consumer unit. Built-in work bench.

#### **SERVICES**

Mains electricity, drainage, water and gas.

#### **AGENT'S NOTE**

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

#### **DIRECTIONS**

On the A30 exiting at the Redruth Avers junction at the roundabout take the turning left after Aldi towards the town centre. Take the third turning on the left into Strawberry Lane and Strawberry Close is the third cul-de-sac on the right hand side. If using What3words origin.discount.subway



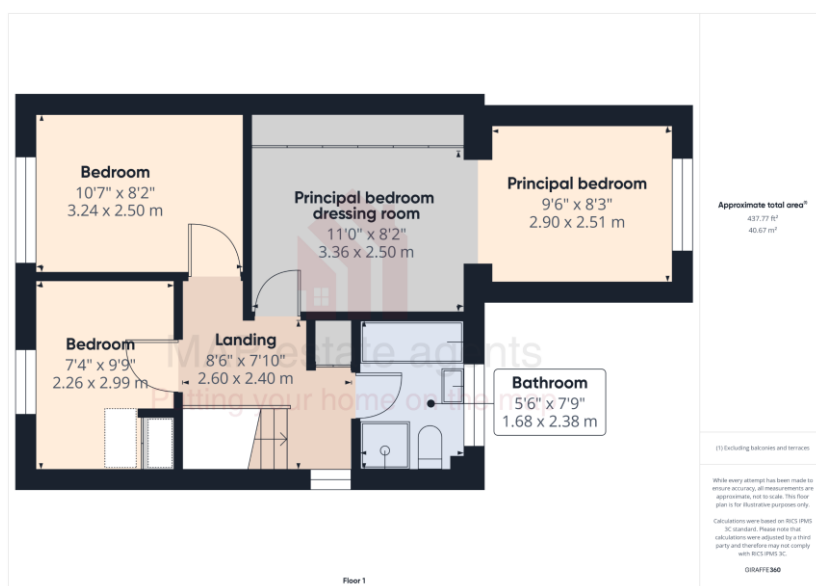
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- Corner plot link-detached house
- Three bedrooms
- Generous kitchen/diner with garden room
- Utility room
- Principal bedroom with dressing room
- First floor bathroom
- Ground floor cloakroom
- Gas central heating, double glazing
- Offered for sale chain free
- Garage and off-road parking



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