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**Park Tolvean,
Redruth**

**£265,000
Freehold**





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Property Introduction

Conveniently located for access to the town and A30, this modern house constructed in 2011 is set away from passing traffic. A versatile property which is ideal for family occupation or indeed somebody looking to work from home, it offers generous accommodation which has been designed to be easy to maintain. Well presented, the accommodation is over three floors and consists of three bedrooms with the principal bedroom benefiting from an en-suite and a family bathroom on the first floor. The ground floor entrance gives access to a full width kitchen/diner with a comprehensive range of kitchen units with integrated appliances, there is a WC and access to the integral garage. From the hall steps lead down to a generous lounge which features French doors opening out onto an enclosed and low maintenance garden to the rear. The property has uPVC double glazing and there is a gas fired central heating system supplying radiators. At the front the driveway to the garage gives additional parking if required. Viewing our interactive virtual tour is strongly recommended prior to arranging an appointment for a closer inspection.

Location

Park Tolvean is a cul-de-sac off West End and is within four hundred yards of the town centre. Redruth offers a comprehensive range of shopping outlets and includes places to eat and drink and access to a mainline Railway Station which connects with London Paddington and the north of England. Schooling for all ages is available within walking distance and several of the schools have Ofsted 'Good' ratings. The A30 trunk road is within half a mile and Redruth is well located for access to the Cornish beaches on the north coast which are some five miles distant and the south coast university town of Falmouth which is within ten miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Turning stairs to first floor and turning stairs leading down to the lower ground floor. Recessed cupboard, radiator and inset spotlighting. Door to integral garage and doors off to:-

WC

uPVC double glazed window to the front. Close coupled WC, vanity wash hand basin and tiled flooring. Radiator.

KITCHEN/DINER 19' 8" x 11' 8" (5.99m x 3.55m) maximum measurements

uPVC double glazed window to rear and uPVC double glazed

French doors with Juliet balcony to rear. The kitchen area is fitted with a range of mid-grey gloss finished eye level and base units having adjoining roll top edge working surfaces arranged to form a breakfast bar. Inset stainless steel one and a half bowl sink unit with mixer tap, eye level electric oven and inset ceramic hob. There is a further range of integrated appliances to include a fridge, freezer, dishwasher and wine cooler. Extensive ceramic tiled splashbacks, inset spotlighting and radiator. Cupboard with 'Logic' combination gas boiler.

FIRST FLOOR LANDING

Recessed cupboard and access to loft space. Inset spotlighting. Doors open off to:-

PRINCIPAL BEDROOM 14' 3" x 10' 3" (4.34m x 3.12m) maximum measurements

Two uPVC double glazed windows to the front. Fitted three door wardrobe unit incorporating a corner drawer unit and with two complementary bedside units. Inset spotlighting and radiator. Door to:-

EN-SUITE SHOWER ROOM

Close coupled WC, pedestal wash hand basin and corner shower enclosure with plumbed shower. Extensive ceramic tiling to walls and radiator.

BEDROOM TWO 12' 7" x 10' 6" (3.83m x 3.20m) maximum measurements

uPVC double glazed window to rear. Inset spotlighting and radiator.

BEDROOM THREE 10' 6" x 6' 10" (3.20m x 2.08m) maximum measurements

uPVC double glazed window to rear. Inset spotlighting and radiator.

FAMILY BATHROOM

Fitted with a contemporary style suite consisting of pedestal wash hand basin, close coupled WC and low level entry oversize shower enclosure with plumbed shower and panelled bath with mixer tap. Extensive ceramic tiling to walls, inset spotlighting and radiator.

Returning to hallway, stairs down to:-

LOWER GROUND FLOOR HALLWAY

Laminate flooring and door to:-

LOUNGE 19' 1" x 18' 3" (5.81m x 5.56m) L-shaped, maximum measurements

uPVC double glazed window to rear and uPVC double glazed French doors opening to the garden. Three radiators and inset spotlighting.

OUTSIDE FRONT

To the front of the property parking is available for two vehicles in front of the garage on the driveway and to one side there are shrub borders and a covered store suitable for bins etc.,

INTEGRAL GARAGE 16' 10" x 9' 10" (5.13m x 2.99m) maximum measurements

Garage door to front and integral pedestrian door to hallway. Power, light and plumbing for automatic washing machine.

REAR GARDEN

The rear garden is of good proportions, fully enclosed and ideal for pets and younger children. Designed to be easy to maintain, it is largely decked, there are paved areas and at the rear is a full width area of artificial grass. External water supply.

AGENT'S NOTE

Please be advised the property is band 'C' for Council Tax.

SERVICES

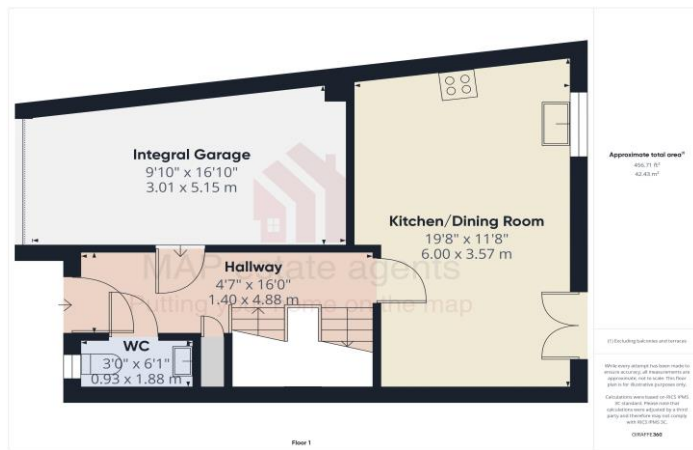
Mains metered water, mains drainage, mains electric and mains gas.

DIRECTIONS

From Redruth Railway Station proceed down the hill bearing slight right. At a 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. Just prior to Coach Lane (on the left) turn right into Park Tolvean and follow the road around to the right where the property will be identified on the left hand side. If using What3words:- crypt.sector.woof



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(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

- Modern terraced house
- Accommodation over three floors
- Three bedrooms with principal en-suite
- Quality fitted kitchen/dining room
- Large lounge on lower ground floor
- First floor family bathroom
- Gas central heating
- uPVC double glazing
- Low maintenance gardens to front and rear
- Integral garage and parking

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