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**Moorfield Road,
Pool, Redruth**

**£275,000
Freehold**





**Moorfield Road,
Pool, Redruth**

£275,000 Freehold Property Introduction

If you are seeking a detached bungalow with a lovely garden, parking, a modern kitchen and gas central heating then this could very well be the one for you! The property is situated in a small cul-de-sac of other bungalows and is close to the facilities on offer in Pool which is located between Camborne and Redruth. The A30 is also in close proximity. Internally there are two double size bedrooms, a dual aspect lounge/dining room and a re-modelled kitchen. The shower room is in a wet room style and there is a conservatory to the rear which overlooks the enclosed rear garden. Fully double glazed, heating is via a gas fired central heating boiler which was installed in 2025. The gardens in particular are a real feature and have been extremely well cared for by our client. To the outside the front garden is part enclosed and well stocked with a range of mature shrubs, the rear garden is enclosed, again well stocked with specimen shrubs and features an ornamental pond, a summerhouse and a level lawn. Adjacent to the property is a garage situated within a block of three and a parking space has been created to the front of the bungalow. Ideal as a first home or for retirement purposes, viewing our interactive virtual tour is strongly recommend prior to arranging a closer inspection.

Location

Pool is situated midway between Camborne and Redruth and is within three quarters of a mile of the A30 trunk road. Out of town retail parks can also be found within three quarters of a mile and these include superstores, DIY stores and fast food outlets. Nearby there is Pool Academy and Cornwall College campus which are both within walking distance.

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 and cultural centre for Cornwall is within thirteen miles, the south coast university town of Falmouth is within a similar distance and Portreath on the north coast is within two miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE VESTIBULE

uPVC double glazed window to side and uPVC double glazed door to:-

HALLWAY

L-shaped with a cupboard housing a 'Gloworm' combination boiler (installed in 2025). Loft access and doors open off to:-

LOUNGE/DINING ROOM 20' 9" x 10' 5" (6.32m x 3.17m)

uPVC double glazed window to front and uPVC double glazed patio doors opening to conservatory. Focusing on a wood fire surround housing an electric log effect fire which is remotely controlled. Radiator and second door to:-

KITCHEN/BREAKFAST ROOM 12' 1" x 8' 3" (3.68m x 2.51m)

maximum measurements

uPVC double glazed window to rear and door to conservatory. Recently remodelled with a range of eye level and base Shaker style units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in eye level oven, inset ceramic hob with hood over and extensive ceramic tiled splash backs. Space and plumbing for automatic washing machine and radiator.

CONSERVATORY 11' 10" x 6' 0" (3.60m x 1.83m)

uPVC double glazed with a triple aspect overlooking the rear garden. uPVC double glazed door opening to side.

BEDROOM ONE 12' 4" x 10' 1" (3.76m x 3.07m) plus door recess

uPVC double glazed window to rear. Recessed two bi-fold door wardrobe and radiator.

BEDROOM TWO 9' 9" x 8' 5" (2.97m x 2.56m)

uPVC double glazed window to front. Recessed two bi-fold door wardrobe. Radiator.

SHOWER WET ROOM

uPVC double glazed window to front. Reconfigured in a wet room style with a close coupled WC, pedestal wash hand basin and easy access shower enclosure with Mira electric shower. Extensive ceramic tiling to walls and radiator.

OUTSIDE FRONT

To the front there is a part enclosed garden which has mature shrubs and ground cover plants together with a gravelled parking area.

REAR GARDEN

The rear garden is enclosed, there is a lawn and an extensive range of mature shrubs together with an ornamental pond. Timber summerhouse, external water supply and pedestrian access leading to the side of the property.

GARAGE 16' 9" x 9' 4" (5.10m x 2.84m)

Set in a block at the side of the bungalow with double doors.

SERVICES

The property benefits from mains gas, mains electric, mains drainage and mains water which is metered.

AGENT'S NOTE

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

DIRECTIONS

Heading from Redruth, on entering Pool, at a staggered roundabout take the third exit into Church Road, continue along the road and just prior to Pool Academy on the right hand side, turn right into Moorfield Road where the property will be found in the second cul-de-sac on the left hand side. If using What3words:- bucked.commander.strict



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

- Detached corner plot bungalow
- Two bedrooms
- Dual aspect lounge/dining room
- Conservatory to rear
- Wet room
- Re-fitted kitchen
- Modern gas central heating
- uPVC double glazing
- Mature gardens
- Garage and parking



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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