



MAP estate agents
Putting your home on the map

Coach Lane, Redruth

Coach Lane, Redruth

Central Redruth 0.25 miles | Camborne 3 miles | Portreath (north coast) 5 miles | Falmouth (south coast) 11 miles | City of Truro 12 miles | Newquay Airport 23 miles | Plymouth 64 miles | Exeter M5 98 miles (Distances are approximate)

Occupying a generous level plot, this detached non-estate bungalow is situated within a select development of individually designed bungalows within a private road off Coach Lane

Entrance vestibule | Kitchen/breakfast room Utility | Lounge | Conservatory | Three bedrooms – principal bedroom en-suite | Bathroom | WC | Gardens and paviour parking | Garage

£460,000
Freehold



Property Introduction

Offering three double size bedrooms with the principal bedroom benefiting from an en-suite, there is a large triple aspect lounge/diner which is some 31' long and opens into a conservatory overlooking the rear garden.

The kitchen/breakfast room has a wide range of units with black granite working surfaces, there is a utility room and the garage is integral with the property. Heating is provided by a gas combination boiler supplying radiators and there is double glazing.

To the outside, double gates open onto an extensive brick paviour driveway offering parking and turning which is complemented by a lawned garden interspersed with mature shrubs and trees.

To the rear the enclosed garden features a paved patio ideal for outside entertaining and there is an extensive lawn which features a pond and summerhouse. Leading off from this part of the garden there is a dividing hedge/shrub line which gives access to a further enclosed lawned garden with mature hedging.

In summary, Low Meadow is a substantial bungalow set within a very large plot, requiring some largely cosmetic updating, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Redruth is ideally located in West Cornwall for access to the A30, there are mainline rail links to London and the north of England and the north coast at Portreath, with its sandy beach and active harbour on the north coast, is within five miles.

The south coast will be found within eleven miles at Falmouth which is also the university town for Cornwall.

Truro, the administrative and main shopping centre for the county, is also within a short commute.

Redruth has a mix of local and national shopping outlets, there is schooling for all ages within walking distance and it houses the archive of Cornish history at Kresen Kernow.

ACCOMMODATION COMPRISES

Hardwood entrance door with side screen opening to:-

ENTRANCE VESTIBULE

Door and side screen to:-

LOUNGE/DINING ROOM 31' 1" x 15' 3" (9.47m x 4.64m)

maximum measurements

Enjoying a triple aspect with double glazed windows to the front and side and with patio door to conservatory. Wall mounted gas fire with surround, two radiators. Doors open off to:-

CONSERVATORY 12' 2" x 11' 9" (3.71m x 3.58m)

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walls with a pent roof. Two radiators, ceramic tiled floor and double glazed French doors opening out onto the garden.



KITCHEN/BREAKFAST ROOM 13' 4" x 10' 5" (4.06m x 3.17m)

Double glazed window to the front. Fitted with a range of eye level and base Shaker style wood units with adjoining square edge black granite working surfaces incorporating an under slung stainless steel one and a half bowl sink unit with remote mixer tap. Built-in eye level 'AEG' oven with 'AEG' microwave combination over, inset ceramic hob with stainless steel hood over, integrated dishwasher and fridge. The units have been arranged to form a breakfast bar, there is engineered wood flooring and a radiator. Inset spotlighting. Door to:-

UTILITY 7' 3" x 4' 9" (2.21m x 1.45m)

Double glazed window to the front. Square edge black granite counter top with space beneath for automatic washing machine and tumble dryer. Ceramic tiled floor. Door to integral garage.

HALLWAY

Recessed two mirror fronted sliding door airing cupboard with shelving, access to loft space and radiator. Doors open off to:-

BEDROOM ONE 9' 6" x 9' 5" (2.89m x 2.87m) plus door recess

Double glazed window to rear. Three sliding door wardrobe and radiator.

BEDROOM TWO 9' 6" x 9' 3" (2.89m x 2.82m) plus door recess

Double glazed window to rear. Three sliding door wardrobe and radiator.

PRINCIPAL BEDROOM THREE 12' 4" x 11' 5" (3.76m x 3.48m)**maximum measurements, plus door recess**

Double glazed window to rear. Two mirror fronted sliding door wardrobe and radiator. Door to:-

EN-SUITE SHOWER ROOM

Double glazed window to side. Fitted with a close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower. Combination of shower panelling and tiled walls and radiator.

BATHROOM

Double glazed window to side. Pedestal wash hand basin and panelled bath with central fill. Full ceramic tiling to walls and radiator.

WC

Close coupled WC and corner wash hand basin.

OUTSIDE FRONT

The property is approached via a private drive. Double gates open onto an extensive brick paviour driveway and turning area with an adjacent large lawned garden interspersed with shrubs and specimen trees. External water supply and pedestrian access leading to either side of the bungalow.

INTEGRAL GARAGE 19' 6" x 11' 5" (5.94m x 3.48m)

Automatic roller door. Double glazed window to side and small pane door to side. Wall mounted 'Baxi' combination gas boiler and with power and light connected.

REAR GARDEN

Continuing the generous theme of the property the rear garden is enclosed, there is a brick paviour patio immediately to the rear of the bungalow overlooking the lawned garden with a generous pond and summerhouse. A partial garden divider of shrubs and trees then leads onto a further enclosed garden which is largely lawned with mature hedging to the boundaries. External water supply.

SERVICES

The property benefits from mains electricity, mains water, mains drainage and mains gas.

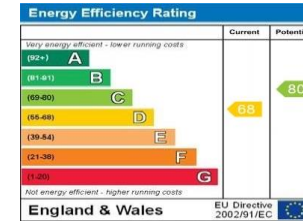
AGENT'S NOTE

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

DIRECTIONS

From Redruth railway station proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights turn right and then at the bottom of the town at the traffic lights turn left into West End, take the next turning left into Coach Lane and after approximately three hundred yards there is an entrance to a private road on the right hand side, turn in here and then turn immediately right where the property will be identified on the left hand side. If using What3words:- attends.supporter.octagon





Approximate total area^m

1583.04 ft²
147.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



MAP's

Top reasons to view this home

- Individually sited detached bungalow
- Set within a private road off Coach Lane
- Three bedrooms (principal en-suite)
- Triple aspect lounge dining room
- Conservatory overlooking rear garden
- Well appointed fitted kitchen/breakfast room
- Family bathroom and separate WC
- Utility room
- Integral garage
- Generous gardens and driveway parking for multiple vehicles

sales@mapestateagents.com

www.mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

