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**Clijah Close,
Redruth**

**£385,000
Freehold**





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Property Introduction

Situated within a mature residential development on the Falmouth side of Redruth, this detached bungalow is presented in excellent decorative order by our vendors and is well suited for family occupation or retired persons.

Updated over recent years, there are three bedrooms, a dual aspect lounge and the kitchen/dining room has been remodelled with a contemporary range of dark grey units. The shower room has also been upgraded, there is modern gas central heating and uPVC double glazing which was installed in 2018.

Occupying a corner plot, there is ample parking to the front on a brick paviour driveway and the rear garden is enclosed, offers a high level of privacy and ideal for younger children and pets.

This bungalow really warrants a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing of the property.

Location

Clijah Close is a small development of mainly detached bungalows situated off South Downs on the Falmouth side of Redruth. Within less than a five minute drive one will find the centre of Redruth where there is a mainline Railway Station which connects with London Paddington and the north of England and a range of both national and local shopping outlets.

The A30 trunk road is also within easy reach to the north of the town, Lanner Village lies close by and also has a shop, Public House, fish and chip shop and schooling for younger children. Schooling for all ages is available within Redruth, Falmouth with its range of beaches on the south coast and is also Cornwall's university town is approximately nine miles away and the north coast of Portreath with its active harbour and sandy beach is within six miles. Truro, the county town of Cornwall is within ten miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

ENTRANCE VESTIBULE

Ceramic tiled floor, door to:-

HALLWAY

Recessed shelved cupboard, recessed airing cupboard with 'Worcester' combination gas boiler and access to loft space (which

is part floored and has a double glazed 'Velux' roof light). Radiator. Vertical panelled oak doors open off to:-

LOUNGE 15' 6" x 10' 11" (4.72m x 3.32m) plus door recess

uPVC double glazed windows to front and side. Focusing on a wall mounted electric feature fire with controllable visual effects. Coved ceiling and two radiators. Door through to:-

KITCHEN/DINER 15' 8" x 7' 11" (4.77m x 2.41m) plus door recess

uPVC double glazed French doors opening onto the rear and uPVC double glazed window to rear. Recently remodelled with a range of eye level and base blue units with adjoining square edge quartz worktops arranged on three sides with an underslung sink unit with remote mixer tap and featuring under unit and skirting lighting. Built-in 'AEG' double oven with combined microwave, 'AEG' induction hob and integrated 'AEG' dishwasher and washing machine. Extensive ceramic tiled splashbacks, inset spotlighting.

Returning to hallway, oak doors open off to:-

BEDROOM ONE 12' 10" x 11' 0" (3.91m x 3.35m)

uPVC double glazed window to the front, coved ceiling and radiator.

BEDROOM TWO 10' 10" x 8' 10" (3.30m x 2.69m)

uPVC double glazed window to the rear. Recessed wardrobe, coved ceiling and radiator.

BEDROOM THREE 9' 10" x 6' 11" (2.99m x 2.11m)

uPVC double glazed window to the side. Coved ceiling and radiator.

SHOWER ROOM

Two uPVC double glazed windows to the rear. Remodelled with a contemporary style suite consisting of concealed cistern WC, counter top with circular wash hand basin with remote mixer tap and featuring storage beneath, over size shower enclosure with plumbed shower. Fully tiled walls and floor and inset spotlighting. Towel radiator.

OUTSIDE FRONT

The front garden is designed to be easy to maintain with extensive brick paviour parking for two to three vehicles with a lawned garden set to one side and featuring mature shrub borders. Pedestrian access leads to either side of the bungalow.

REAR AND SIDE GARDENS

The rear and side gardens are enclosed, lawned with an extensive patio ideal for enjoying alfresco dining when the weather permits. There are raised beds with mature shrubs and to the rear of the patio planted borders contain a selection of camellias. The rear garden is very private and not overlooked. Set to one side there is a:-

TIMBER STORAGE SHED 9' 10" x 8' 0" (2.99m x 2.44m)

Power and light connected.

SERVICES

The property benefits from mains electricity, mains water and mains gas. In common with the majority of the properties on this road there is a septic tank for drainage.

AGENT'S NOTE

The property is band 'C' for Council Tax purposes.

DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights into Bond Street, continue through Bond Street into Clinton Road and at the next set of traffic lights bear slight left into Southgate Street and after passing the entrance to Wentworth Close on the right hand side, take the next turning right into Clijah Close where the property will be found at the end of the cul-de-sac on the right hand side. If using What3words:- display.cleans.clicker

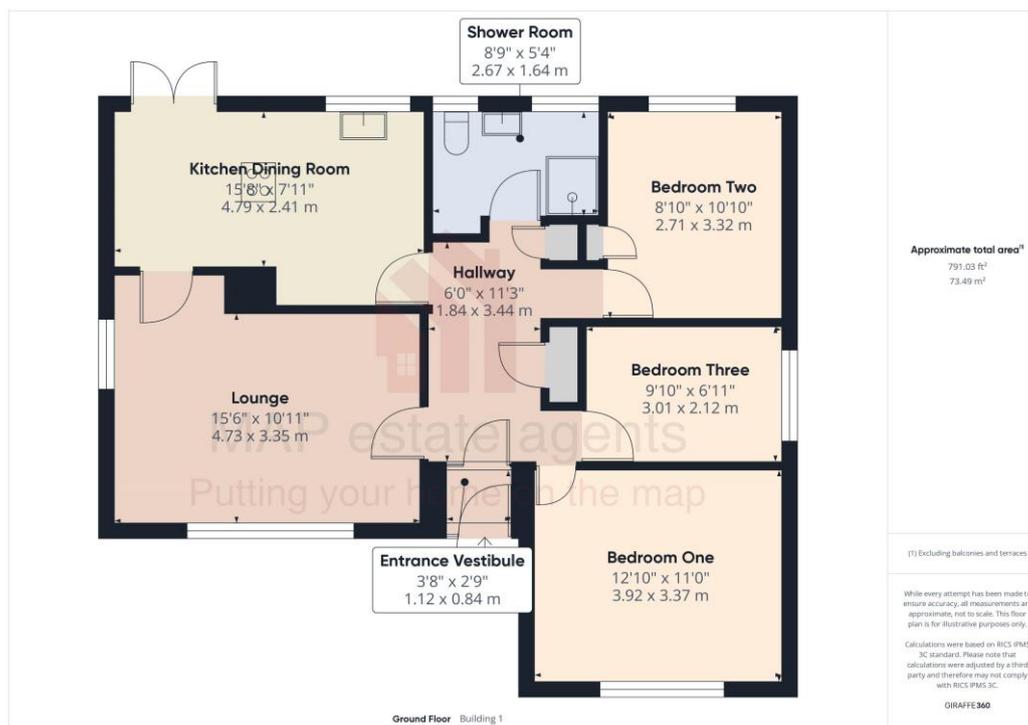


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached non-estate bungalow
- Three bedrooms
- Dual aspect lounge
- Refitted contemporary style kitchen/dining room
- Remodelled shower room
- Modern gas central heating
- uPVC double glazing
- Well maintained easy to care for gardens
- Driveway parking for three vehicles
- Private cul-de-sac location



01209 243333 (Redruth & Camborne)
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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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