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**Ennor Close,
Scorrier, Redruth**

Guide Price £285,000
Freehold





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Property Introduction

An immaculately presented, beautiful two bedroom, two bathroom semi-detached house built in 2021 and still under its NHBC guarantee.

Internally there is a light hallway with a superb fitted kitchen/dining room with built-in appliances and a lovely sitting room to the rear with doors to the garden plus a ground floor bathroom.

The property is warmed by gas central heating and is fully double glazed. Externally there is allocated parking for two vehicles. The rear garden is enclosed by fencing and is laid to lawn, this is a lovely space for sitting and relaxing and ideal for both children and pets. There is access round to the front.

The property is offered for sale chain free and we feel this is a wonderful opportunity to purchase a practically designed and beautifully finished home. - viewing is highly recommended!

Location

The property is ideally situated just minutes from the A30, less than ten minutes drive from Redruth and Camborne and fifteen minutes drive from the amenities of the city of Truro situated just eight miles away and the University town of Falmouth on the south coast is a comfortable thirteen mile commute. The area is well served with cycleways, footpaths and woods for plenty of country walks and cycles.

The nearest major town of Redruth offers a range of local and national shopping outlets and is around two and a half miles away with a mainline Railway Station with direct links to London Paddington and the north of England, local and national shopping outlets and schooling for all ages. Porthtowan is the nearest beach on the north coast and is within two and a half miles.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALL

Large fitted cupboard and stairs (storage under) leading to first floor. Doors leading off to:-

KITCHEN/DINER 13' 3" x 10' 10" (4.04m x 3.30m) maximum measurements, irregular shape

The kitchen is beautifully fitted with a lovely range of grey 'Shaker' style cabinets with wood worktops and upstand over incorporating a single drainer sink unit with mixer tap. Built-in fridge/freezer, built-in dishwasher, built-in oven and hob with stainless steel splash back and extractor hood above. Cupboard housing combination boiler supplying hot water and radiators. Plumbing for washing machine and double glazed window to rear.

LOUNGE 15' 2" x 9' 9" (4.62m x 2.97m)

Double glazed window to front elevation and double glazed French doors opening to the rear garden, carpeted flooring and down lighters. Radiator.

BATHROOM

Panelled bath with shower over, low level WC and wash hand basin. Heated towel rail, laminated floor, down lighters and extractor fan. Double glazed frosted window to rear.

FIRST FLOOR LANDING

uPVC double glazed window to front. Doors leading off to:-

BEDROOM ONE 10' 5" x 9' 10" (3.17m x 2.99m)

A lovely principal bedroom with double glazed window to the front elevation and built-in double wardrobe. Carpeted flooring, radiator and ceiling light. Door to:-

BEDROOM TWO 12' 7" x 9' 10" (3.83m x 2.99m)

A second double bedroom with double glazed 'Velux' windows to the front. Radiator, carpeted flooring and ceiling light.

SHOWER ROOM

Fitted with a shower cubicle with thermostatic shower, pedestal wash basin and low level WC. Radiator, laminated flooring, down lighters and extractor fan.

OUTSIDE

To the front of the property there is allocated parking for two cars. The rear garden is south facing and mainly laid to lawn with a paved patio and is enclosed by walling and fencing. This area offers a good deal of privacy and is a safe environment for both children and pets.

SERVICES

Mains drainage, mains metered water, mains electricity and mains gas heating,

AGENT'S NOTE

As with most modern developments there is a maintenance charge towards the upkeep of the development which covers the upkeep of the communal areas and lighting. Estate Charges £174.04 per annum. The Council Tax Band for the property is band 'B'.

DIRECTIONS

From Avers roundabout in Redruth take the A3047 heading towards Scorrier carry along the road and take the turning into Chenoweth way on your right. Carry along the road and take the third turning on your right, immediately turn and the property will be on your left-hand side. If using What3Words:nurtures.quietly.liability

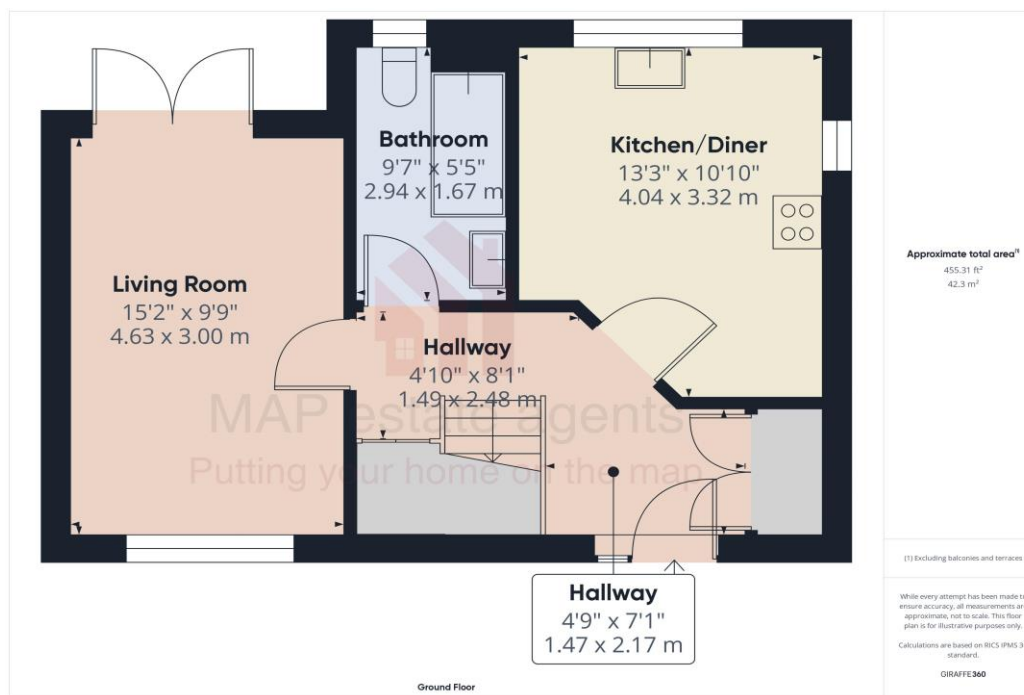


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Stunning interior with space and natural light
- Two double bedrooms
- Spacious kitchen/diner
- Allocated parking for two cars
- Level enclosed garden with a southerly aspect
- Two bathrooms
- Quiet cul-de-sac position
- Double glazing
- Gas central heating
- Offered for sale chain free



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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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