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**Castle View Close,
Redruth**

**Guide Price £295,000
Freehold**





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Property Introduction

This eight year old detached house is located in Castle View Close which is a quiet cul-de-sac which used to house the local police force on the outskirts of town.

This three bedroom detached house features a large open plan downstairs, with modern kitchen and space for dining table and a lounge. Folding doors open out to an enclosed garden featuring a six person hot tub and a detached annexe perfect for accommodating guests.

This well presented property also benefits from solar panels on the roof and two parking spaces to the front.

Location

The property is conveniently located for access to the A30 and Redruth town centre.

A late night convenience store is located in North Street and Redruth offers an eclectic mix of both local and national shopping outlets together with banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England.

Schooling for all ages is within walking distance and an out of town superstore is within a short drive.

ACCOMMODATION COMPRISES

Double glazed door to:-

HALLWAY

Door to open plan living space, stairs to first floor landing and another door to :-

CLOAKROOM

Double glazed obscure glass window, low level WC, sink with vanity drawer cupboard, tiled splash with mirror above.

OPEN PLAN LOUNGE/ KITCHEN/DINER 34' 1" x 13' 0" (10.38m x 3.96m) maximum measurements plus recess

Herringbone style ceramic flooring specific for underfloor heating to retain the warmth throughout the ground floor. With a large island in the middle of the room with white high gloss cupboards under. Composite worktop, space for dishwasher and sink drainer with Gröhne boiling water tap. There is seating to on side of island. Lounge space and space for dining. Range of grey high gloss larder cupboards opposite island with integrated Kenwood range cooker and extractor hood over and integrated fridge freezer with cupboards surrounding. Double glazed sliding doors to rear garden and annex.

UTILITY ROOM 15' 6" x 2' 10" (4.72m x 0.86m) restricted headroom

With plumbing for washing machine and electric for tumble drier. Further storage cupboards.

FIRST FLOOR LANDING

Loft hatch and airing cupboard.

BEDROOM ONE 12' 7" x 8' 5" (3.83m x 2.56m) plus recess

Fitted wardrobes with mirror sliding doors, radiator, double glazed window, aerial socket and view of rear.

BEDROOM TWO 8' 9" x 7' 4" (2.66m x 2.23m) maximum measurements into recess

Double glazed window , radiator, aerial socket, fitted wardrobes.

BEDROOM THREE 8' 11" x 7' 0" (2.72m x 2.13m) maximum measurements into doorway

Fitted cupboard/wardrobes, double glazed window and radiator.

BATHROOM

Obscure double glazed window. Bath with offset tap, shower over and folding screen. Heated towel rail, wall hung sink with vanity drawers below, extractor fan and spotlighting. Access to:-

REAR GARDEN

Parking for two cars, patio and artificial grass for ease of maintenance. Six seater hot tub. Fenced surround to rear garden. Double glazed double door-

ANNEXE

(Currently not accessible due to undergoing works) Shower room with low level WC, hand wash basin, electrics and lighting connected with mezzanine for guest accommodation. Useful storage space.

SERVICES

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

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

On the roof there are solar panels which are owned for free electricity during the day and surplus feeds back into the grid.

DIRECTIONS

From the roundabout at 'Aldi' on the A3047, turn down to Close Hill, follow this road, turn third left into Strawberry Lane, continue along, turn into Castle View Close and you will see the house on the left-hand side. If using What3words: ally.studs.went

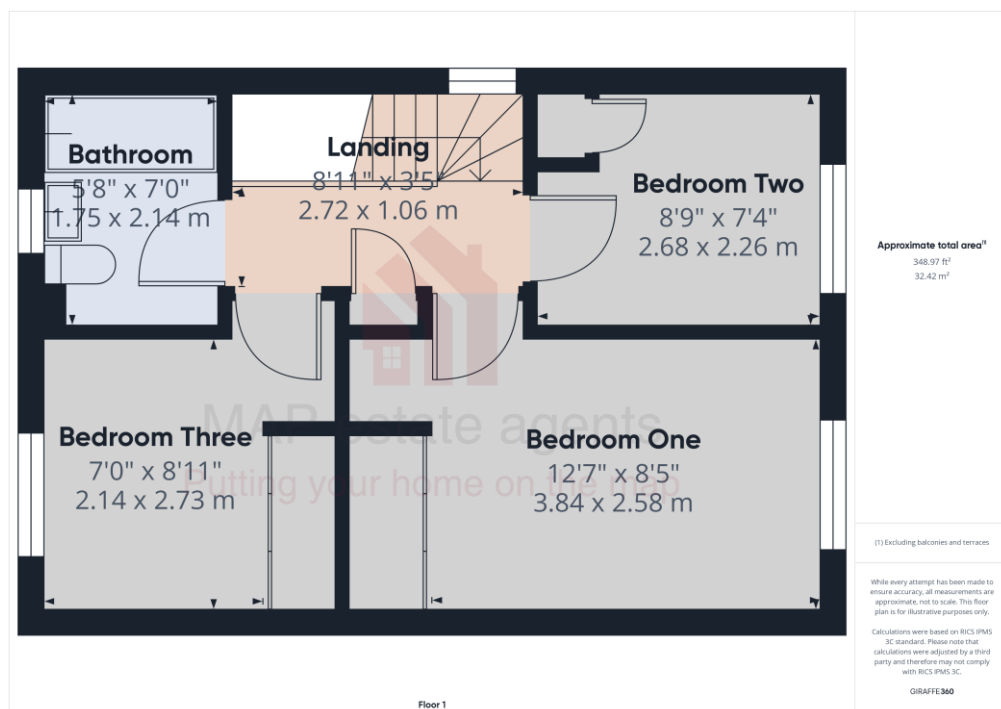
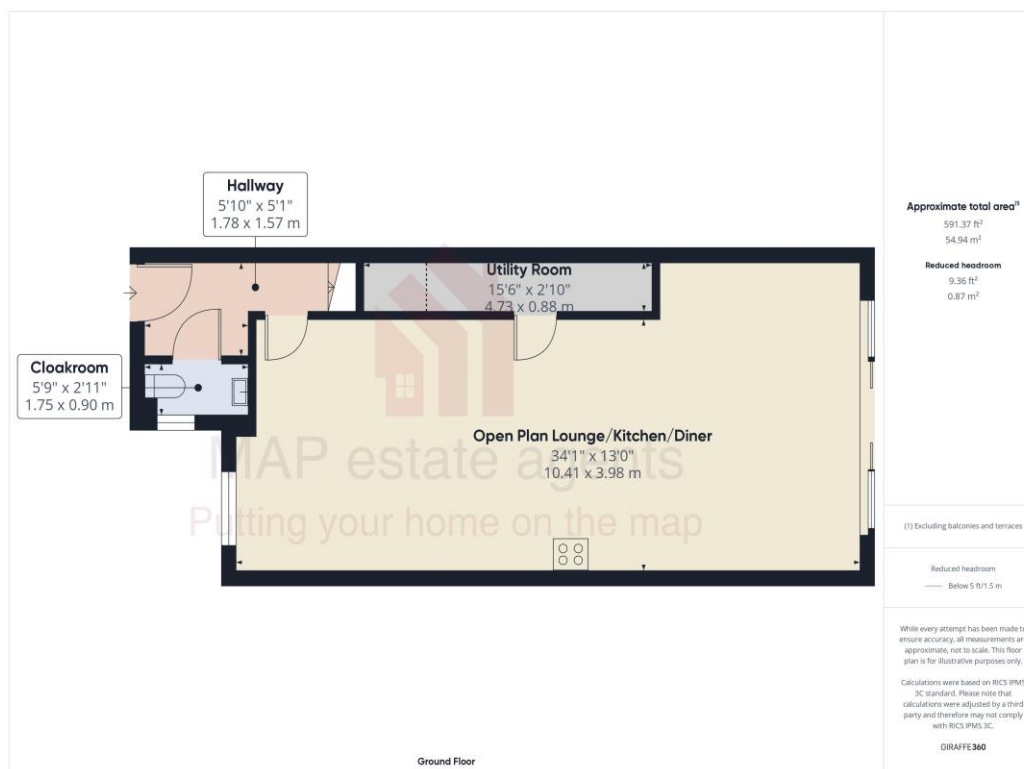


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached house on outskirts of Redruth
- Lovely open plan lounge/kitchen/diner with underfloor heating
- Large island with sink, instant hot water tap, and seating
- Larder units with integrated 'Kenwood' range cooker and fridge/freezer
- Separate utility and cloakroom
- Three bedrooms on first floor with fitted wardrobes
- Modern bathroom
- Rear enclosed garden with six seater hot tub
- Annexe with shower/toilet and mezzanine to sleep
- Parking for two cars on driveway



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