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**Castle View Close,
Redruth**

**Guide Price £285,000
Freehold**





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Property Introduction

This modern detached house is located in a quiet cul-de-sac on the outskirts of town.

This three bedroom detached property features a large open plan lounge/kitchen/diner with a modern kitchen area and space for dining table and seating. Double glazed doors with glazed side screens open out to an enclosed garden which features a six person hot tub and a detached annexe.

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 itself offers an eclectic mix of both local and national shopping outlets together with banks 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 entrance door opening 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 and sink with vanity drawer cupboard. Tiled splashback and mirror above.

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

A delightful light and bright room with a herringbone style ceramic flooring specific for underfloor heating to retain the warmth throughout the ground floor. Featuring a large island in the middle of the room with white high gloss cupboards under and seating

space to one side. Composite worktop, space for dishwasher and sink drainer with 'Gröhe' boiling water tap. There is a range of grey high gloss larder cupboards opposite the island with an integrated Kenwood range cooker and an extractor hood over, integrated fridge/freezer and cupboards surrounding. There is space for dining and lounge seating space. Double glazed sliding doors open to the rear garden. Door to:-

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

Having plumbing for a washing machine and electric for tumble dryer and a further range of storage cupboards.

FIRST FLOOR LANDING

Obscure double glazed window. Loft hatch and airing cupboard. Doors opening off to:-

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, wall hung sink with vanity drawers below and WC. Heated towel rail, extractor fan and spotlighting. Access to:-

OUTSIDE FRONT

To the front of the property there is paviour parking for two vehicles.

REAR GARDEN

The garden has been designed for ease of maintenance with a patio and artificial grass. There is a six seater hot tub and the garden is enclosed with fencing.

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 and provide free electricity during the day and any 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

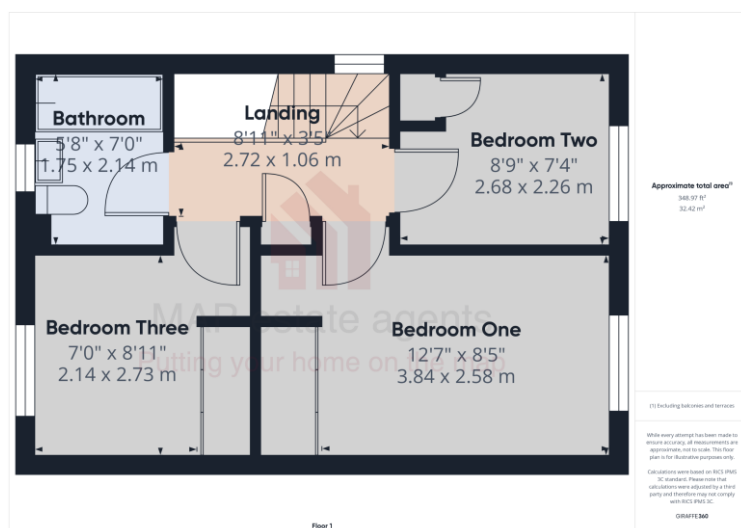
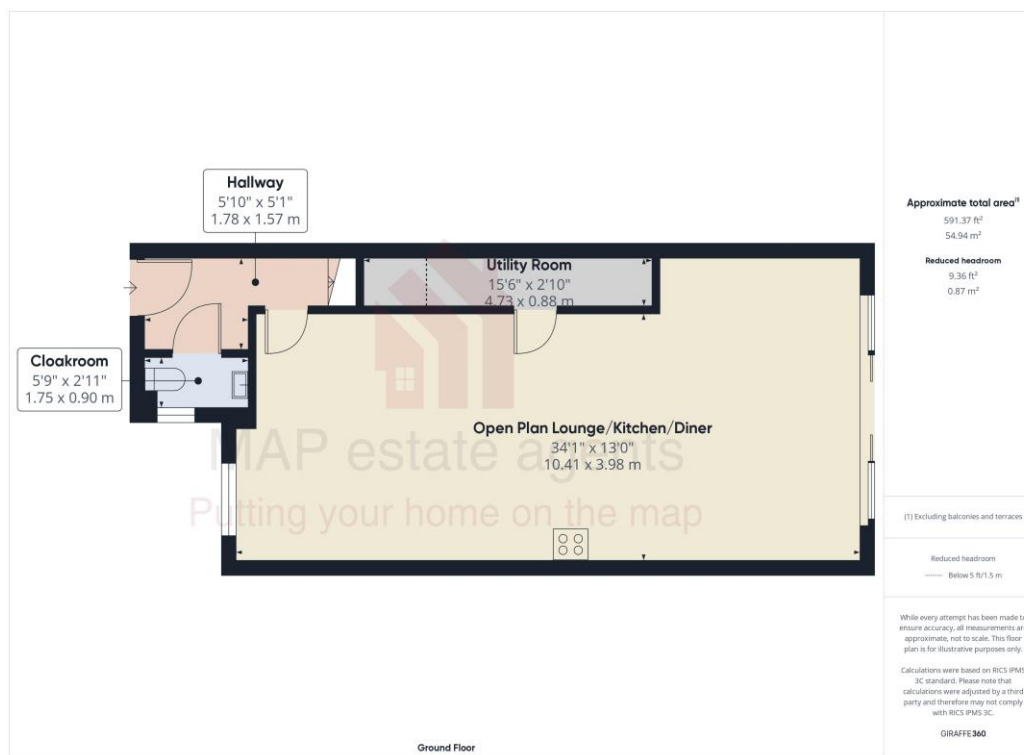


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

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



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