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**Pennance Road,
Lanner, Redruth**

Guide Price £395,000
Freehold





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Property Introduction

This immaculately presented detached bungalow certainly has the 'wow' factor, with a stylish interior boasting a superb family room with vaulted ceiling gaining gorgeous views over Tresavean Valley.

In addition there is a spacious living room, a striking fitted kitchen, three bedrooms and a generous bathroom.

The property is double glazed and warmed via oil-fired central heating.

To the outside there is an integral garage, driveway parking and an enclosed rear garden enjoying the valley views.

'The Nook' makes a most appealing home.

Location

The property is situated within a short distance of Lanner village where there are a choice of convenience stores, a fish and chip shop, public house and schooling for younger children. The nearest major town, Redruth is within two miles and here there is a mix of national and local shopping outlets, a main line Railway Station with direct links to London and the north of the country.

Redruth is also home to Kresen Kernow which is a mecca for those researching their Cornish roots. The A30 trunk road is within a short drive and Truro, which is the administrative and shopping centre for Cornwall, is within ten miles. Falmouth on the south coast, which is Cornwall's university town, is within nine miles.

ACCOMMODATION COMPRISES

Covered porch area with uPVC obscure glazed entrance door to:-

ENTRANCE HALL

'Karndean' flooring. Built-in cloaks cupboard. 'Drimaster' positive input ventilation system. Radiator. Access hatch with foldaway ladder to mainly boarded loft space. Doors off to:-

LIVING ROOM 14' 3" x 11' 4" (4.34m x 3.45m) maximum measurements

Double glazed window to front. Two alcoves. Radiator.

KITCHEN 15' 1" x 8' 11" (4.59m x 2.72m) plus door recess

Fitted with a matching range of contemporary style wall and base cupboards with roll edge worksurfaces over. Integrated fridge/freezer, integrated dishwasher, two built-in ovens (one can adapt to microwave) and hob inset to work surface with extractor over. Single drainer sink unit with mixer tap over. 'Karndean' flooring. Plinth heater. Courtesy door to garage.

FAMILY ROOM 20' 7" x 9' 2" (6.27m x 2.79m)

A stunning dual aspect light and airy space with French doors on to the garden and a beautiful vista across the valley. Two radiators.

From inner hall doors off to:-

BEDROOM ONE 11' 6" x 10' 4" (3.50m x 3.15m)

Double glazed window to rear gaining valley views. Radiator.

BEDROOM TWO 11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed window to front. Radiator.

BEDROOM THREE 8' 8" x 6' 1" (2.64m x 1.85m) maximum measurements

Double glazed window to front. Radiator.

BATHROOM

Fitted with a modern white suite comprising panelled bath with mains fed shower unit and screen over, wall mounted wash handbasin and close coupled WC. Fully tiled walls. Heated towel rail and obscure double glazed window to rear.

OUTSIDE FRONT

To the front of the property a driveway provides off-road parking for four cars and turning area leads to the:-

GARAGE 17' 11" x 7' 10" (5.46m x 2.39m)

Up and over door to front. Courtesy door to kitchen.

REAR GARDEN

To the rear of the property there is a lovely deck with balustrade, ideal for outside entertaining whilst enjoying beautiful views over the valley. Steps lead down in turn to a lawned garden.

SERVICES

Mains water, mains electricity and mains drainage. Oil fired central heating.

AGENT'S NOTE

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

DIRECTIONS

From Redruth take the main road towards Falmouth and at the five crossroads and traffic lights proceed straight over into South Downs. Continue straight over the mini roundabout and over the brow of the hill towards Lanner and take the first left into Pennance Road. Continue through the bend and the property will be found on the right hand. If using What3words:- mount.conclude.resettle

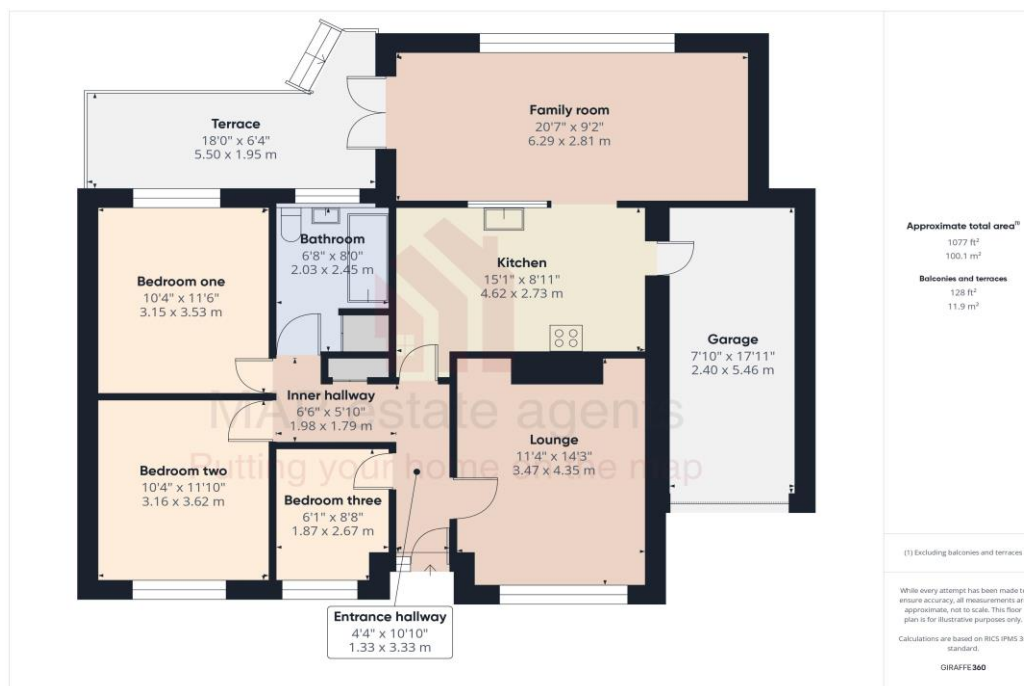


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
		63	77
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached three bedroom bungalow
- Stunning family room with vaulted ceiling
- Generous living room
- Contemporary style kitchen
- Valley views to the rear
- Non-estate location
- Double glazing
- Oil fired central heating
- Immaculately presented
- Enclosed rear garden with deck



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