



MAP estate agents
Putting your home on the map

**Trevenson Park,
Pool, Redruth**

**£365,000
Freehold**





**Trevenson Park,
Pool, Redruth**

**£365,000
Freehold**

Property Introduction

Situated within a cul-de-sac on this popular residential development in Pool, this detached stone fronted house blends a mix of traditional style combined with contemporary living. Benefiting from four bedrooms with the principal bedroom having an en-suite, there is a well proportioned lounge, a kitchen/dining room with comprehensive fitted appliances and a ground floor cloakroom which is complemented by a family bathroom on the first floor. Heating is provided by a gas combination boiler and windows and doors are uPVC double glazed. To the outside there is an enclosed rear garden which offers a good level of privacy and in addition to the detached garage there is driveway parking to the side.

The property benefits from a 10 year NHBC warranty dated from 2018. In summary, a superb quality family home that requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Pool is located between the towns of Redruth and Camborne and it ideally situated for access to the main A30 trunk road. Within a short driving distance are the popular Tehidy Woods, ideal for dog walkers which gives access out to the north cliffs with a spectacular coastline, and the nearby village of Portreath which is noted for its active harbour and sandy beach is popular with locals and holiday makers alike.

The cathedral city of Truro is approximately twelve miles distant being the main centre for business and commerce, Falmouth of the south coast which is home to Cornwall's university is within eleven miles and nearby Redruth offers mainstream schooling for all ages together with a mainline railway station which connects with London Paddington and the north of England.

ACCOMODATION COMPRISES

Canopy with composite double glazed door leading to:-

HALLWAY

Recessed turning staircase to first floor with understairs storage cupboard, tiled flooring, radiator, panelled doors leading off to:-

CLOAKROOM

uPVC double glazed window to the front. Featuring a close coupled WC, wash hand basin and with ceramic tiled floor, radiator and spotlighting.

LOUNGE 16' 6" x 11' 1" (5.03m x 3.38m)

uPVC double glazed window to the front. Radiator.

KITCHEN/DINING ROOM 19' 2" x 12' 8" (5.84m x 3.86m)

uPVC double glazed patio door with side panels to the rear and a uPVC double glazed window to the rear. Fitted with a range of eye level and base gloss finished units with adjoining square edged granite working surfaces featuring an inset one and half bowl stainless steel sink unit with mixer tap. Inset gas hob with stainless steel cooker hood over, built-in eye level AEG double oven, integrated fridge and freezer and an integrated dishwasher. Ceramic tiled flooring, vertical radiator and inset spotlighting. Utility cupboard with space and plumbing for automatic washing machine and tumble dryer.

FIRST FLOOR LANDING

uPVC double glazed window on the half landing to the side. Airing cupboard containing an Ideal Logic gas combination boiler. Radiator, access to loft space. Panelled doors open off to :-

BEDROOM ONE 8' 7" x 7' 1" (2.61m x 2.16m)

uPVC double glazed window to the front. Radiator. This room is currently being used as a home office. .

PRINCIPAL BEDROOM TWO 12' 7" x 8' 4" (3.83m x 2.54m)

uPVC double glazed window to the front. Built-in mirror fronted sliding door wardrobe and radiator. Panelled door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the side. Fitted with a contemporary style suite consisting of a close coupled WC, wall hung wash hand basin with a mixer tap and oversized shower enclosure with plumbed shower. Ceramic tiled walls and ceramic tiled floor. Towel radiator and inset spotlighting.

BEDROOM THREE 9' 10" x 9' 4" (2.99m x 2.84m)

uPVC double glazed window to the rear. Two mirror faced sliding door wardrobe and radiator.

BEDROOM FOUR 9' 6" x 8' 3" (2.89m x 2.51m)

uPVC double glazed window to the rear. Radiator.

FAMILY BATHROOM

uPVC double glazed window to the side. Contemporary style with a close coupled WC, wall hung wash hand basin and panelled bath with plumbed shower over. Extensive tiled splashback, towel radiator and inset spotlighting.

OUTSIDE FRONT

The front of the property is set back from the access road with a low maintenance gravel chipped bed. To the side of the property there is a driveway leading to the detached garage which gives additional parking if required and also features a charging point for an electric vehicle.

GARAGE 19' 10" x 11' 2" (6.04m x 3.40m)

Detached from the property with an up and over door and having a side courtesy door, power and light connected.

OUTSIDE REAR

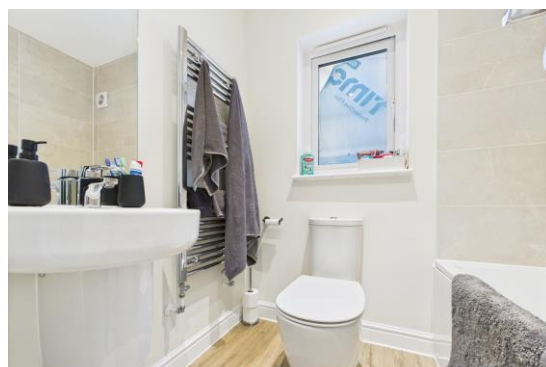
The rear garden is enclosed, offers a degree of privacy and is designed to be easy to maintain with an extensive patio and artificial grass. There is an external power supply and water supply.

SERVICES

The property benefits from mains drainage, mains water (metered) mains electric and mains gas.

AGENT'S NOTES

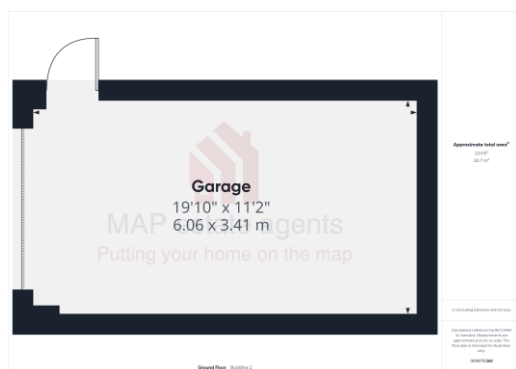
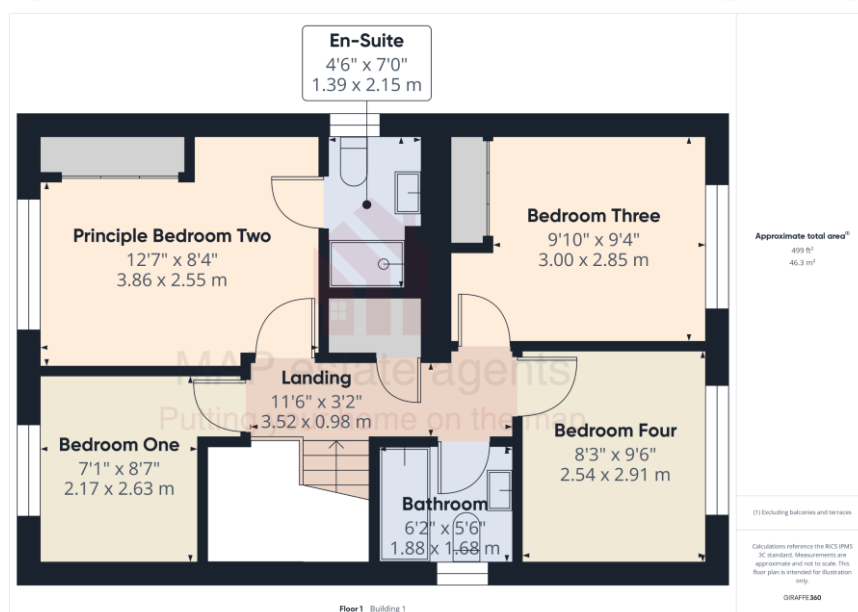
Please be advised that the Council Tax band for this property is band 'D'. In line with the majority of modern developments there is a service charge for road maintenance, street lighting and grass cutting which is currently £260 per annum. Please note, at the time of listing the property there was scaffolding for the front and side to carry out some essential maintenance and therefore the external photographs have been supplied by our vendor and pre-date the instruction appointment.





MAP's top reasons to view this home

- Modern detached house in popular development
- Four bedrooms (principal en-suite)
- 16' Lounge
- 19' Fitted kitchen/dining room
- Ground floor WC
- First floor family bathroom
- Gas central heating
- uPVC double glazing
- Garage and driveway parking
- Enclosed low maintenance rear garden



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.