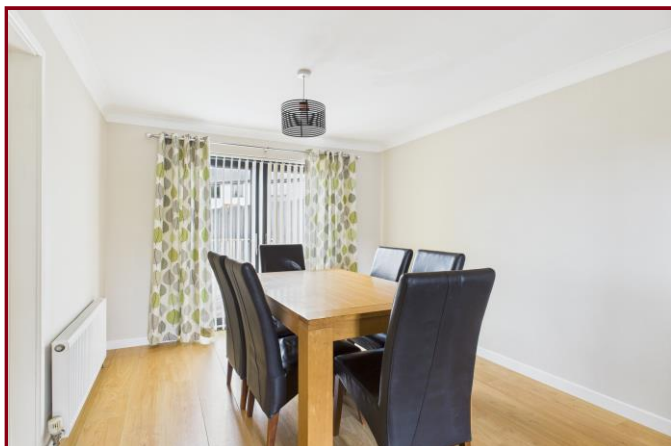




MAP estate agents
Putting your home on the map

**Tresavean Gardens,
Lanner, Redruth**

**£360,000
Freehold**





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Property Introduction

Situated on the edge of the popular village of Lanner, this semi-detached family size home was built in 2005 and is being offered for sale with no onward chain.

Cedar Ridge has four bedrooms with the principal bedroom having an en-suite shower room, in addition to the lounge, there is a dining room, the separate kitchen has a range of contemporary units, there is a utility room, a first floor family bathroom and heating is provided by an oil fired boiler.

To the outside, one will find paved parking for two/three cars in addition to the garage to the front whilst the rear garden is enclosed, largely lawned and with a raised decked patio.

In summary, a superb family home set within a village environment and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Conveniently located within the village and a short commute to Truro and Falmouth, there is a convenience store and choice of Public Houses (both of which have quality dining) within walking distance. The village also benefits from schooling for younger children and the major town of Redruth, which is within two and a half miles, has a locally respected secondary school. The town of Redruth offers a range of national and local shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and Falmouth on the south coast, which is Cornwall's university town, will be found eight miles.

Truro, the administrative and cultural centre of Cornwall, is within eleven miles and Portreath on the north coast is noted for its sandy beach and active harbour is within eight miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

ENTRANCE PORCH

Ceramic tiled floor and radiator. Half glazed door opening to:-

LOUNGE 15' 7" x 12' 9" (4.75m x 3.88m) including staircase

uPVC double glazed window to the front. Stairs to first floor, coved ceiling and radiator. Squared archway opening to:-

DINING ROOM 10' 7" x 9' 1" (3.22m x 2.77m)

Double glazed French doors opening onto the rear patio. Laminate flooring, coved ceiling and radiator. Panelled door to:-

KITCHEN 10' 6" x 9' 1" (3.20m x 2.77m)

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and cooker hood over. Integrated dishwasher, extensive tiled splashbacks and coved ceiling. Inset spotlighting. Panelled door opening to:-

UTILITY ROOM 6' 11" x 6' 2" (2.11m x 1.88m)

uPVC double glazed door to the rear. Fitted with a range of eye level cupboards with counter top beneath and with space and plumbing for an automatic washing machine and tumble dryer. Laminate flooring, coved ceiling and radiator. Panelled door to:-

WC

Close coupled WC, wall-hung wash basin, extensive ceramic tiling to walls, radiator and laminate flooring.

Returning to lounge, stairs to:-

FIRST FLOOR LANDING

A central landing with inset spotlighting. Vertical panelled doors open off to:-

PRINCIPAL BEDROOM ONE 15' 10" x 13' 5" (4.82m x 4.09m)

maximum measurements

uPVC double glazed window to the front. Radiator. Vertical panelled door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of a wall-hung vanity wash hand basin with mixer tap, wall-hung concealed cistern WC and oversize shower enclosure with plumbed shower. Shower panelling and tiling to walls, towel radiator and spotlighting.

BEDROOM TWO 13' 3" x 9' 6" (4.04m x 2.89m)

uPVC double glazed window to the front. Radiator and access to loft space which is part boarded and has a light connected.

BEDROOM THREE 10' 6" x 7' 5" (3.20m x 2.26m) maximum measurements

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with central fill. Half ceramic tiling to walls, inset spotlighting and radiator. Shelves storage cupboard.

BEDROOM FOUR 10' 5" x 6' 4" (3.17m x 1.93m) plus doorway

uPVC double glazed window to the rear. Radiator.

OUTSIDE FRONT

To the front of the property, there is a shared access to both properties on this development and the paved driveway in front of the property gives parking and turning for two/three cars and access to the garage. Pedestrian access leads to the side.

GARAGE 18' 0" x 8' 11" (5.48m x 2.72m)

Up-and-over door to the front and power, light and water connected. To the rear of the garage, there are a range of eye level and base units ideal for storage.

REAR GARDEN

The rear garden is enclosed, largely lawned and features a raised deck seating space immediately to the rear of the dining room. There is an attractive mature Acer, external water supply and an external electric supply. To one side there is a 'Worcester' oil fired boiler for domestic hot water and central heating.

SERVICES

Mains water (metered), mains drainage and mains electricity.

AGENT'S NOTE The Council Tax Band for this property is Band 'B'.

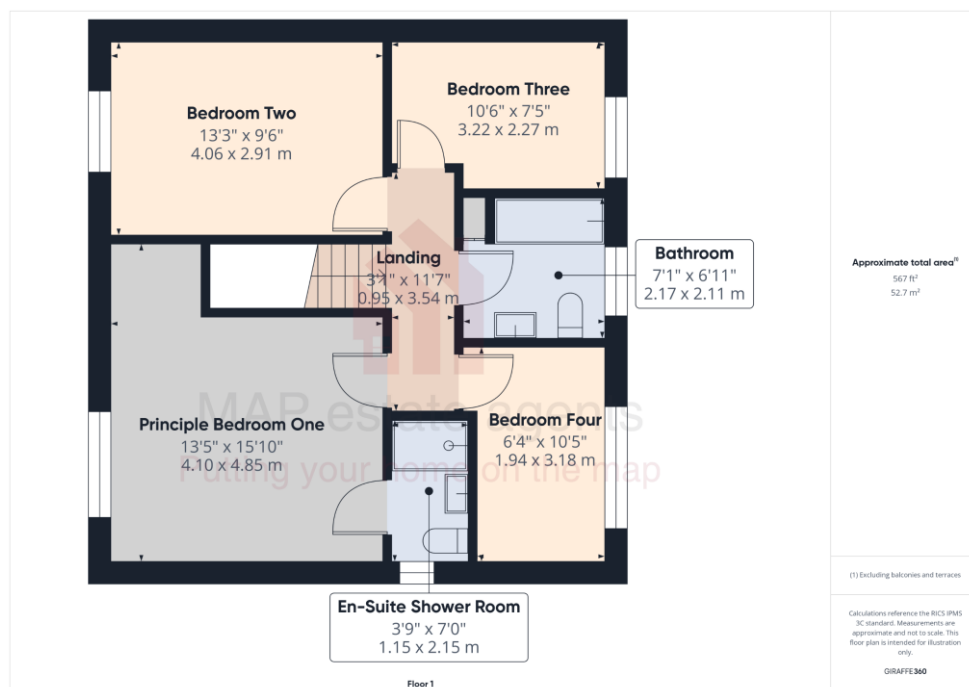
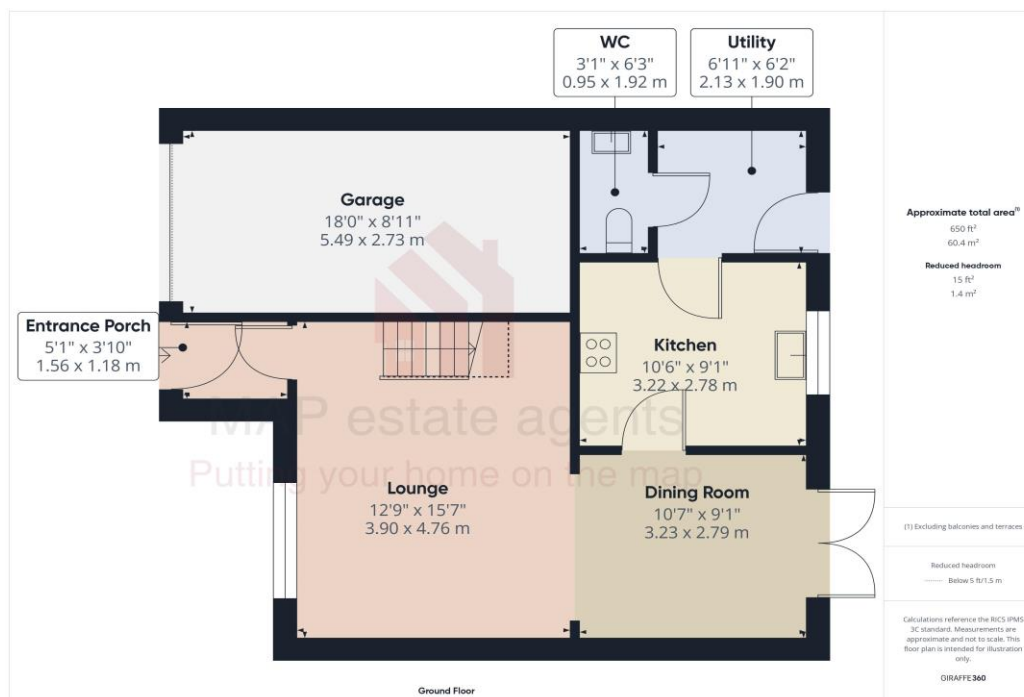


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modern semi-detached house
- Four bedrooms (principal with en-suite shower room)
- Lounge
- Dining room
- Remodelled kitchen
- Utility room
- First floor bathroom
- Oil fired central heating
- uPVC double glazing
- Gardens, parking and garage



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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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