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Putting your home on the map

West Park, Redruth

Carbys

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Redruth 0.7 miles | A30 1 mile | Camborne 3 miles | Portreath (north coast) 4 miles | Falmouth (south coast) 11 miles | Truro 12 miles | Newquay airport 23 miles | Plymouth 62 miles | Exeter (M5) 94 miles | (Distances are approximate)

This is an exciting opportunity to acquire a detached individually sited 1930's house which offers versatile family living. Typical of this period, the rooms are generous in size with high ceilings. Offered for sale with no onward chain.

Dining room | Lounge | Kitchen | Bathroom | Utility room |
Four bedrooms, two with en-suites, (one ground floor) |
Parking | Enclosed Garden

£425,000
Freehold



Property Introduction

Carbys has four bedrooms, two of which have en-suites, and is ideal for multi-generational living. The lounge features a bay window with an outlook towards Carn Brea, there is a separate dining room which has access to a remodelled well-appointed kitchen and there is a family bathroom on the first floor. One will find a utility room, the house is double glazed and heating is provided by a mains gas combination boiler which feeds radiators.

The layout of Carbys is ideal for those wishing to support a dependant relative with the ground floor bedroom being of a generous size and benefitting from an en-suite. There is also a large bedroom on the first floor which could be split to create additional space or in its present form is ideal for a teenager.

Benefiting from generous enclosed gardens, to the front the garden is largely lawned with mature hedging and features a raised gravelled seating area which enjoys an outlook towards Carn Brea.

The rear garden offers a high level of privacy and features an extensive paved patio and raised decking which is ideal for outside entertaining on a grand scale. Set to the side is a lawn which is surrounded by mature hedging and there is the potential to construct a garage subject to any required consent. Parking is available to the side for three vehicles.

In summary, Carbys is of substantial proportions and viewing our interactive virtual tour is recommended prior to arranging a closer inspection.

Location

Located to the west of the town within a small development, Redruth school is a short walk and the centre of the town will be found just over half a mile away. Access to the A30 is within a mile.

Redruth offers an eclectic mix of local and national shopping outlets together with a mainline railway station which connects to London Paddington and the north of England. The town is also home to Kresen Kernow which is a mecca for those researching their historic Cornish roots.

Truro, the administrative and cultural centre of Cornwall is a short drive away and here there are major retail outlets together with niche shops and a wide range of pubs and dining facilities. The Hall for Cornwall is also centrally located within the city. Falmouth on the south coast which is noted for its sailing waters is also home to Cornwall's only university campus.

ACCOMMODATION COMPRISES

uPVC double glazed patio door opening to:-

ENTRANCE VESTIBULE

With uPVC double glazed window to the side and with a circular window to the side. Granite threshold with door opening to:-

HALLWAY

Stairs to first floor, incorporating under stair storage. Radiator and electric radiator. Panelled doors off to:-

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

uPVC double glazed bay window the front enjoying an outlook towards Carn Brea. Focusing on a marble fire surround and hearth with gas coal effect fire, picture rail and radiator.

DINING ROOM 27' 4" x 7' 3" (8.32m x 2.21m)

Enjoying a dual aspect with two UPVC double glazed window to the side, uPVC double glazed French doors with side panels again to the side and a uPVC double glazed window to the rear. This room has a split level allowing for a formal dining area together with a breakfast area if desired. Two radiators and doorway leading to:-

KITCHEN 10' 3" x 8' 11" (3.12m x 2.72m) maximum measurements PLUS 10' 3" x 5' 11" (3.12m x 1.80m)

uPVC double glazed window to the rear and uPVC double glazed door to the rear. Remodelled with Shaker style units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl sink unit with a mixer tap with instant hot water supply.



Range style six ring stove and three ovens featuring a stainless steel back and with stainless steel hood over, integrated dishwasher and extensive ceramic tiled splashbacks. Walk-in larder cupboard and two radiators. Door to hallway:-

BEDROOM FOUR 22' 0" x 13' 4" (6.70m x 4.06m) maximum measurements

uPVC double glazed French doors to rear and uPVC double glazed window to side. A large room which could well suit those with a dependent relative wishing for a degree of independence. Two radiators, laminate flooring and door to:-

EN-SUITE

uPVC double glazed window to the rear. Remodelled with a close couple wc, wall mounted wash hand basin and shower enclosure

with Mira electric shower. Extensive ceramic tiled walls, towel radiator, fan heater.

UTILITY 8' 8" x 7' 0" (2.64m x 2.13m)

uPVC double glazed window to the front looking out towards Carn Brea. Double glazed glass roof. Fitted with a range of base units having adjoining working surfaces and with space beneath for automatic washing machine and tumble dryer. Four door storage cupboard and electric radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the front and side on the half landing. Radiator and access to loft space with loft ladder. Panelled doors open off to:-

PRINCIPAL BEDROOM ONE 11' 8" x 10' 11" (3.55m x 3.32m) plus bay

uPVC double glazed bay window to the front enjoying an outlook towards Carn Brea. Laminate flooring and radiator. Door to:-

EN-SUITE

uPVC double glazed to the front. Remodelled with a close couple WC, pedestal wash hand basin and panelled bath with mixer shower. Full ceramic tiling to walls and towel radiator.

BEDROOM TWO 21' 8" x 11' 3" (6.60m x 3.43m)

Enjoying a dual aspect with uPVC double glazed windows to the rear and sides. This is large bedroom which may well be possible to split or in its present form will be ideal for a teenager. Laminate flooring, vanity wash hand basin and two radiators.

BEDROOM THREE 11' 4" x 9' 3" (3.45m x 2.82m) plus door recess

uPVC double glazed window to the side. Recessed shelving, radiator and airing cupboard housing a 'Baxi' combination gas boiler.

BATHROOM

uPVC double glazed window to the side. Remodelled with a close couple wc, pedestal wash hand basin and panelled bath with Mira electric shower over. Extensive ceramic tiling to walls, panel radiator and towel radiator.

OUTSIDE FRONT

The front garden is enclosed, largely lawned with mature shrubs and hedging and incorporates some specimen hydrangeas. There is a raised gravelled patio immediately to the front of the property which enjoys an outlook towards Carn Brea. Pedestrian access leads to the side.

OUTSIDE SIDE

Located at the side of the property there is off road parking for three vehicles

REAR GARDEN

The rear garden is a generous in size and offers a high level of privacy, immediately to the rear of 'Carbys' one will find a large patio with steps up to raised decking which combines to form a superb outside entertainment space when the weather permits. Set to the side is a further lawned garden with mature hedging and subject to any necessary consent, it may be possible to construct a garage in this area. External water supply and two storage sheds.

SERVICES

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

AGENT'S NOTES

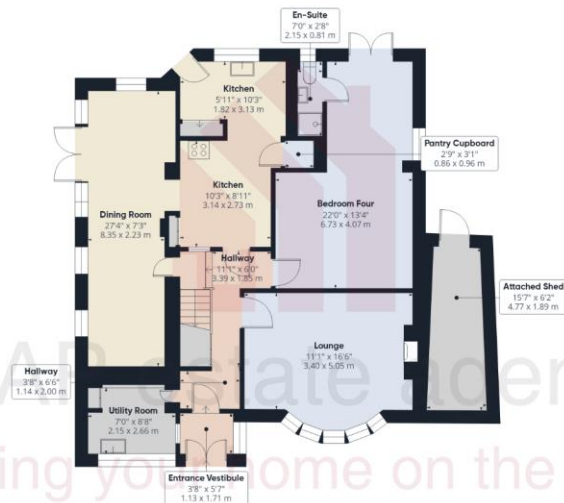
Please be advised that the property's Council Tax Band is band 'D'. Please note, some internal images have been furnished with the use of CGI.





MAP's Top reasons to view this home

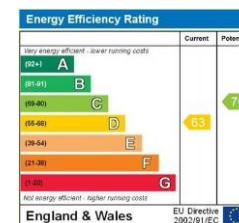
- Chain free sale
- Detached non-estate house
- Four bedrooms (two with en-suites)
- Lounge with outlook towards Carn Brea
- Dining room
- Quality fitted kitchen
- Utility room
- Double glazing and gas central heating
- Attractive enclosed gardens and parking
- Versatile property, ideal for multi-generational living



Ground Floor Building 1



Floor 1 Building 1



Approximate total area^m
1781 ft²
165.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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