



12 Fairfield

Redruth, Cornwall, TR15 2TU

£285,000

Property Features

- Highly Sought After Development
- Recently Constructed
- 3 Double Bedrooms
- Integrated Appliances
- Parking Area Suitable for Two Vehicles
- Short Walk to Redruth Town Centre
- Gas Central Heating
- Landscaped Garden
- Garage
- Adjacent to Public Amenity Space

Full Description

Fairfield is a highly regarded modern development of only 14 properties. Constructed in 2016 this exceptionally well presented 3 double bedroom family home offers an impressive array of features and has been further improved from the original build with notable attributes including Karndean flooring to the entire ground floor and professional landscaping.

Approached via a private access road, the property exclusively offers parking suitable for two vehicles in addition to a garage. There are two side gates lending access to the garden and a pleasant communal pathway leading to the main entrance door.

To the ground floor, a bright and airy semi open plan layout awaits. A very well appointed kitchen complete with granite worktop can be found to the left, whilst the dual aspect dining area benefitting from a recently installed French patio door is found across the hall to the right. There is also a spacious living area further boasting patio doors to the rear garden. The ground floor is completed by a separate utility and ground floor cloakroom.

A U-shaped staircase lends access to the first floor landing, itself flooded with natural light from the high mounted Velux roof light. There are 3 double bedrooms, the master inclusive of an ensuite with bedroom two boasting a balcony with views across the playing fields. A generous family bathroom and airing cupboard will also be found on this floor.

Externally, the property has undergone recent landscaping works which include limestone paving, artificial turf and most impressively, an expansive burnt timber decked area currently used to encase the private hot tub which can be purchased by separate negotiation.



This is a truly wonderful family home that is conveniently located only a short walk from Redruth town centre. Redruth consists of many local amenities and popular schooling for all ages. Furthermore, the property is only a short drive to the A30 and centrally placed allowing favourable commutes to other areas of the County. An early viewing is highly recommended.

The accommodation comprises:

ENTRANCE HALL

Accessed via a partial glazed UPVC entrance door. Radiator. Phone Point. Large storage space below staircase to first floor.

KITCHEN

10' 3" x 10' 4" (3.13m x 3.16m) Irregular shaped room. Measured wall to wall. Range of modern gloss white wall and base cabinets. Granite worktop. Franke stainless steel sink unit with side drainer. Integrated AEG appliances including 60/40 Fridge Freezer, Dishwasher, Induction Hob, Extractor, Double Oven. Stone partial tiled wall tiles. Stainless Steel back splash.

DINING ROOM

14' 9" x 10' 5" (4.51m x 3.18m) Irregular shaped room. UPVC Bay window to front aspect with fitted Hillary blinds. French patio doors to side garden. Radiator.

LIVING ROOM

15' 5" x 12' 9" (4.72m x 3.90m) Irregular shaped room. Accessed from dual double opaque glazed internal doors to hallway and dining room. Glazed French patio doors to rear garden. Radiator. TV point.

UTILITY ROOM

7' 3" x 6' 2" (2.21m x 1.88m) Irregular shaped room. Partial obscured glazed door to rear garden. Access to ground floor cloakroom. Franke stainless steel sink unit with modern gloss white storage cabinets below. Radiator.

CLOAKROOM

Obscured glazed window to rear garden. Contemporary wall mounted sink unit with tiled splash back and storage cupboard below. Low level WC. Manrose extractor fan.



LANDING

High level Velux sky light. Airing cupboard with water cylinder and shelving.

BATHROOM

Irregular shaped room. Obscured glazed window to rear aspect. Contemporary white suite with wall mounted sink unit. Low level WC. P shaped bath with side panel and curved glazed shower screen. Bristan wall mounted shower system. Heated towel rail. Karndean flooring.



MASTER BEDROOM

11' 11" x 13' 3" (3.65m x 4.04m) Irregular shaped room. Bay window to front aspect. Window to side aspect with far reaching views. Fitted wardrobe. Radiator. TV point. Access to ensuite.

ENSUITE

Obscured glazed window to front aspect. Modern white suite with contemporary wall mounted sink unit. Partial wall tiling. Rectangular shower unit with sliding glazed door. Bristan wall mounted shower system. Heated towel rail. Karndean flooring.

Plot 12 /



BEDROOM TWO

10' 2" x 11' 8" (3.11m x 3.57m) Irregular shaped room. Glazed French patio door to balcony with glazed safety screen. Access to loft space. TV point. Radiator.

BEDROOM THREE

12' 2" x 9' 6" (3.71m x 2.92m) Irregular shaped room. UPVC window to rear aspect. Fitted wardrobe. TV point. Radiator.

GARDEN

Professionally landscaped to a high standard. Offering two entertaining spaces. Limestone paved patio area. Artificial lawn area with decorative sleeper border. Expansive burnt timber decking area. Outside water point. Courtesy lighting. Hot tub available by separate negotiation.

GARAGE / PARKING

17' 10" x 9' 11" (5.45m x 3.04m) The property benefits from a garage with steel up and over door which can be found in a block to the rear of the property. There is also a parking area suitable for two vehicles which can further be found to the rear of the property.

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements