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## £377,500 Park Rosmoren, Treleigh, Redruth, TR16 4FF



- THREE DOUBLE
  BEDROOMS
- DETACHED FAMILY
  HOME
- MASTER EN-SUITE
- PARKING FOR FIVE
  VEHICLES
- ENCLOSED REAR
  GARDEN
- IMMACULATE
  PRESENTATION
- VIEWING ESSENTIAL
- GCH & UNDERFLOOR
  HEATING

An immaculately presented Three Double Bedroom Family Home conveniently situated on the outskirts of Redruth in the Treleigh School catchment area and with easy access to the A30 and local public transport links. The property is warmed by gas central heating with underfloor heating to the ground floor. There is off road parking for up to four vehicles in addition to the attached garage which also contains a Utility area. There is an enclosed garden to the rear creating a safe environment for children and pets alike. The accommodation comprises of:- Entrance Hall, Cloakroom/WC, Kitchen/Breakfast Room, Lounge/Dining Room and to the first floor Master Bedroom with En-suite Shower/WC, Two further Double Bedrooms and a Family Bathroom/WC. There are views towards the North Cornish Coast from the Master Bedroom. Viewing is highly recommended to fully appreciate the quality and scale of the accommodation on offer.







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Approached by a ramped access leading to a UPVC front door opening into:-

#### **ENTRANCE HALL**

There are doors to all ground floor rooms, built in storage cupboard, stairs rising to the first floor and underfloor heating.

#### **CLOAKROOM/WC**

A modern suite comprising of a close coupled WC, pedestal mounted wash hand basin, double glazed obscure window to the front and underfloor heating.

#### **KITCHEN/BREAKFAST ROOM** 14'5" x 10'6" (4.39m x 3.20m)

A good sized kitchen/breakfast room with island seating for up to 6 people. The kitchen comprises of a range of eye-level and base units with work surface over, tiled splashbacks, inset one and a half bowl resin sink with side drainer, gas hob with built in electric oven below and extractor over, integrated dishwasher, space for an upright fridge freezer, double glazed window to the front and underfloor heating.

#### **LOUNGE/DINING ROOM** 22'5" x 15'4" (6.83m x 4.67m)

A well-proportioned room with ample room for seating and dining. There are double opening patio doors leading out to the sun terrace, a double glazed window to the rear, built in under stairs cupboard and underfloor heating.

#### **FIRST FLOOR**

#### LANDING

There are doors to all bedrooms and the family bathroom, a double glazed window to the side, built in airing cupboard and a loft access hatch.

#### MASTER BEDROOM

15'7" x 13'6" (4.75m x 4.11m)

A spacious master bedroom with built in wardrobes to one wall, radiator, TV aerial point, a double glazed window to the front affording far reaching views to the North Cornish Coast and a door to:-

#### **EN-SUITE SHOWER ROOM/WC**

There is a glass shower enclosure with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, fully tiled walls, extractor and a ladder type chrome towel rail.

#### **BEDROOM TWO** 12'10" MAX x 11'5" (3.91m x 3.48m)

A well-proportioned second double bedroom with a double glazed window overlooking the rear garden, TV aerial point and a radiator

#### BEDROOM THREE

10'7" x 9'6" (3.23m x 2.90m) A good sized third double bedroom with a double glazed window overlooking the rear garden, TV aerial point and a radiator.

#### **BATHROOM/WC** 11'1" MAX x 7'7" (3.38m x 2.31m)

A generous bathroom with a panel bath with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, obscure double glazed window to the front, extractor and chrome ladder type towel rail.

#### OUTSIDE

### **GARAGE** 20'2" x 9'9" (6.15m x 2.97m)

A single garage with up and over door, power, light and plumbing, eaves storage, wall mounted gas combi boiler and to the rear of the garage a utility area with plumbing for a washing machine, further utility space and sink and a pedestrian door to the rear.

#### **SIDE GARDEN**

Bounded by fencing and gravelled for ease of maintenance. Timber shed.

#### **REAR GARDEN**

Bounded by fencing with tree planting to the boundary creating a safe and private space. Mainly laid to lawn with a good sized sun terrace area. There is a pedestrian gate to the side leading to the front of the property.

#### **OFF ROAD PARKING**

There is tarmac off road parking to the front for up to four vehicles.

#### **AGENTS NOTE**

This property is banded as Band C for Council Tax. All mains services are connected. Coverage from all Mobile providers (source Ofcom). Broadband speeds up to 4Mbps Standard, 80Mbps Superfast and 1000Mbps Ultrafast (source Ofcom).

#### **ENERGY EFFICIENCY RATING**

This property has been rated as B (84) with a potential rating of A (93).









General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.