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6 Treskerby, Redruth
£362,500

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, Redruth

Tucked away in a quiet non-estate position on a level plot backing onto open fields is this spacious, 3- bedroom detached property that has been updated throughout offering modern and contemporary style living both inside and out. As you approach the property to the front there is a private driveway with parking for two large vehicles, whilst to the rear, is a private enclosed landscaped garden where you will find a section of lawn plus a super seating and entertaining area with porcelain tiled flooring surrounded by wood slatted privacy screening. The garden enjoys a sunny southerly aspect and backs onto open fields with many walks and bridle paths nearby.

Internally, the property has pretty much seen a full scheme of refurbishment from new LED efficient lighting and new flooring throughout, to a luxury fitted shower room suite. A kitchen with built-in appliances accompanied by a separate dining and entertainments room where you will find a large eight seater island with a solid quartz worktop finish! Off the kitchen is the living room and a very useful utility/storeroom, with access to the rear garden. The first floor enjoys three bedrooms served by a shower room with great elevated views over neighbouring fields and countryside beyond.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Porch

Tiled flooring, internal oak door to:

Kitchen

15' 5" x 15' 1" (4.70m x 4.60m)

Spacious room with double glazed window to rear aspect. Matt finished, dark blue, built in wall and base units, all soft close with inset composite sink unit, electric hob and extractor over and inset double oven. Built-in dishwasher and space for large freestanding fridge/freezer with built-in surrounding cupboards. Door to utility/storeroom.

Dining Room

10' 11" x 10' 8" (3.33m x 3.25m)

Double glazed window to side aspect. Recessed shelving with LED lights. Radiator. Large built-in breakfast bar with solid quartz worktop.

Utility

26' 9" x 4' 0" (8.15m x 1.23m)

Door providing access to rear garden. Plumbing and space for washing machine. Light and power.

Lounge

15' 8" x 11' 5" (4.78m x 3.48m)

Dual aspect double glazed windows to front and rear aspect. Radiator. Built-in entertainments wall with recess shelving, housing the television, LED lighting, with inset Bioethanol feature Stove below. Stairs rising to first floor. LED spotlights.

Landing

LED spotlights. Loft Hatch. Shelled cupboard housing gas combination boiler. Radiator. Oak doors to:

Bedroom One

13' 5" x 8' 8" (4.09m x 2.64m)

Double glazed window to front aspect. Radiator. Built-in double wardrobe. LED spotlights and wall lights.





Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to front aspect. Built-in wardrobe. Radiator. LED spotlights.

Bedroom three

7' 10" x 6' 7" (2.39m x 2.01m)

Double glazed window to rear aspect with views over neighbouring fields and countryside beyond. Small built-in wardrobe. LED spotlights.

Bathroom

Double glazed frosted window to rear aspect. Low-level WC. Wash hand basin in vanity unit with heated chrome towel rail. Large, walk in, corner shower cubicle with drench shower head set into ceiling. Tiled flooring. LED spotlights.

AGENTS NOTES

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

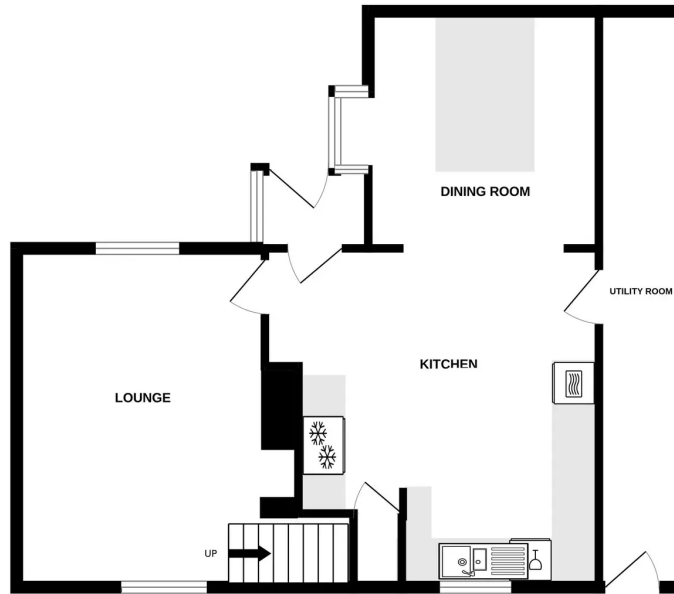
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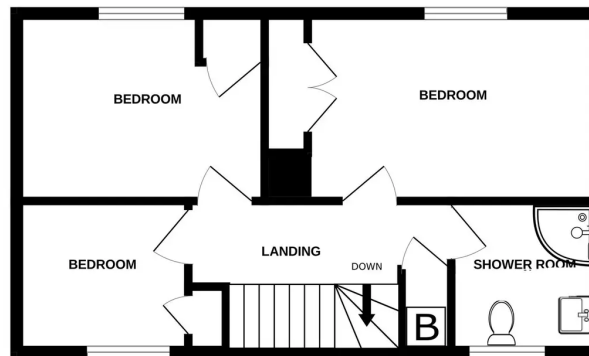




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1073 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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