

CHRISTOPHERS

ESTATE AGENTS



An impressive and beautifully presented, detached four bedroom executive style family home situated in a select close just moments from Redruth and its amenities.



Trenessa Gardens is a neatly tucked away, select close, handily located for access to Redruth, the A30 and local amenities.

This handsome property is very generously proportioned and offers stylish and contemporary living. Beautifully presented throughout, the property is a credit to the current owners and should be viewed to fully appreciate all that it has to offer.

A particular highlight is the stunning and thoughtfully conceived, open plan fitted kitchen and breakfast room which is presented to an exacting standard. This home is particularly well suited to entertaining and hosting family gatherings, with a separate dining room, lounge and French doors that open to the rear garden for those summer barbecues. A generous landing plays host to four generously sized bedrooms, two of which have en-suite shower rooms, and a well appointed family bathroom. Outside, to the front, there is driveway parking for a number of vehicles, whilst the rear garden is neatly enclosed and has been designed with ease of maintenance in mind. The residence benefits from gas fired central heating and double glazing.

The accommodation comprises an entrance hall, cloakroom, lounge, dining room and a kitchen/breakfast room whilst upstairs are four bedrooms (two en-suite) and a family bathroom.

Redruth offers a good mix of both local and national shopping outlets and has, from the mainline railway station, direct access to London Paddington and the north of the country. Redruth is conveniently located for ease of access to both the north coast and south coasts with their stunning coastlines. Schooling is available for all ages within the town and Falmouth, Cornwall's University town, is some ten miles distant.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Covered entrance area with part glazed door with pattern feature, side panel and window to -

ENTRANCE HALL

Of generous proportions with grey luxury vinyl flooring, a staircase rising to the first floor and doors off to the cloakroom, dining room, kitchen/breakfast room and step down to -

LOUNGE 4.80M X 3.12M (15'9" X 10'3")

A spacious room with an outlook to the front.

CLOAKROOM

With a white low level W.C. with concealed cistern, pedestal wash handbasin with a mixer tap over, patterned vinyl flooring and an obscure glazed window to the front.

DINING ROOM 3.99M X 3.89M (13'1" X 12'9")

Perfect for entertaining with an outlook to the front, a continuation of the grey luxury vinyl flooring and attractive part glazed doors to -

KITCHEN/BREAKFAST ROOM 10.26M X 3.23M (33'8" X 10'7")

KITCHEN AREA

A fabulously appointed, high specification kitchen with white polished quartz working top surfaces with matching upstands, incorporating a ceramic double Belfast style sink with mixer tap over, side drainers, large Neff induction hob with stylish Neff hood over and a 'slide and hide' double oven. Integrated appliances include a dishwasher, large fridge and a separate freezer. Spaces are provided for a washing machine. There are an extensive array of units with base cupboards with drawers under and matching wall cupboards over. These are complimented by a walk-in pantry with excellent storage and a further cupboard housing the gas boiler. There is stylish under counter lighting, recessed spotlighting. Windows and door, both with an outlook to the rear garden.

BREAKFAST ROOM AREA

With a stylish curved island unit providing a lovely breakfast bar arrangement with corner cupboards and shelving. There is a further white polished quartz working top surface with a range of cupboards under, hanging light feature, doors off to the dining room and French doors out to the rear garden.

A staircase with carpet treads rises to the first floor.

FIRST FLOOR

LANDING

Generously sized with a loft hatch to the roof space, doors to the airing cupboard with slatted shelving and hot water cylinder, doors off to all four bedrooms and the family bathroom.

BEDROOM ONE 4.01M X 2.77M PLUS BUILT-IN WARDROBE (13'2" X 9'1" PLUS BUILT-IN WARDROBE)

A comfortable double bedroom with a full range of built-in wardrobes with hanging rail, shelving, drawers and a dressing table area. There is an outlook to the front and a door to -

EN SUITE SHOWER ROOM

With a white suite comprising a low level W.C. with concealed cistern, pedestal wash handbasin with mixer tap over and a shower cubicle with a thermostatic shower. There is a shaving light, spotlighting, extractor and attractive tiling to both the floor and walls.

BEDROOM TWO 3.89M X 3.78M MAX MEASUREMENT (12'9" X 12'5" MAX MEASUREMENT)

With built-in wardrobe unit with hanging rail and overhead storage. Window to the rear aspect and a door to -

EN SUITE SHOWER ROOM

With white suite comprising a low level W.C. with a concealed cistern, pedestal wash handbasin with a mixer tap over and shower cubicle with a thermostatic shower. There is a shaving light, spotlighting, extractor and attractive tiling to both the floor and walls.

BEDROOM THREE 3.89M X 3.38M (12'9" X 11'1")

A double bedroom with an outlook to the front.

BEDROOM FOUR 3.15M NARROWING TO 2.06M X 2.31M (10'4" NARROWING TO 6'9" X 7'7")

An 'L' shaped room with an outlook to the front.

BATHROOM 3.35M X 2.01M (11' X 6'7")

Spacious and nicely appointed with a suite comprising a panelled bath, wash handbasin with mixer tap over set within a vanity unit with storage cupboard under, low level W.C. with concealed cistern and a corner shower cubicle with a thermostatic shower. These are complimented by a chrome heated towel rail, spotlighting, extractor, mirrored medicine cabinet with a spotlight over, stylish tiling to the walls and floor, obscure glazed window to the rear.

OUTSIDE

To the front there is a brick paved driveway with parking for a number of vehicles, an adjacent lawn area and a covered side passage which affords access to the rear garden. The rear garden is neatly enclosed and has been designed with ease of maintenance in mind. There is an area of artificial lawn and adjacent raised borders which play host to specimen plants and shrubs. Steps lead down to a nicely presented patio area which would seem an ideal place in which to sit and relax. A side gate leads to a covered side passageway which proves useful storage, an outside tap and an alternative side access which currently houses a garden shed.

AGENTS NOTE

We are advised that the small access way to the right of the property (when viewed from the road) is owned by number 3 with the owners of number 2 having a right to walk over it to get to their side entrance and to maintain the property.

SERVICES

Mains electricity, water, gas and drainage.

COUNCIL TAX

Council Tax Band D.

DIRECTIONS

What 3 words: DIVERTS. FUSSY. FLOTATION.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

20th February, 2024.

2 TRENESSA GARDENS, DRUMP ROAD, REDRUTH, TR15 1AZ PRICE GUIDE £425,000

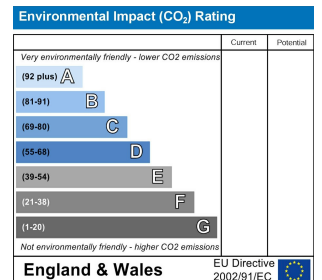
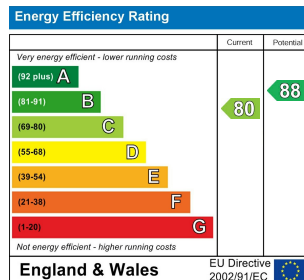
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