



Trefusis Road
Redruth
TR15 2JH

Guide Price £285,000

- THREE BEDROOM FAMILY HOME
- WELL PRESENTED AND SPACIOUS THOROUGHOUT
- GARAGE AND OFF ROAD PARKING
- CONSERVATORY
- LOVELY MODERN BATHROOM
- FULLY ENCLOSED REAR GARDEN
- FANTASTIC ELEVATED VIEWS



Tenure - Freehold

Council Tax Band - C

Floor Area - 936.00 sq ft



DESCRIPTION

A spacious and well presented modern three bedroom semi detached family home in this popular position on the outskirts of Redruth enjoying far reaching elevated views. Constructed in 1999 with the current vendors as the only habitants, there's a pleasant rear garden, Garage, and excellent accommodation which includes spacious Living room, Modern Kitchen/Dining room, Conservatory, along with three bedrooms and family bathroom to the first floor. the property is well presented throughout and offers spacious family accommodation. Situated in a quiet location yet within easy reach of Redruth town centre, this is an excellent opportunity not to be missed.

ENTRANCE

uPVC double glazed door opening into:

ENTRANCE HALL

Oak effect laminate flooring. Cloaks hanging space. Door leading into:

LIVING ROOM

19'7" x 15'8" reducing to 10'5" (5.97 x 4.80 reducing to 3.20)
A superbly proportioned living room with Oak effect laminate flooring. uPVC double glazed bay window to front elevation, enjoying a lovely outlook and flooding the room with natural light. Two radiators. Real fireplace with Granite hearth and stone surround. Stairs leading to first floor. Space for dining table if required. Door leading into:

KITCHEN/DINING ROOM

15'6" x 12'5" (4.73 x 3.80)
A superb room with plenty of room for Kitchen and Dining space. Ceramic tile effect laminate flooring. A range of floor standing and wall mounted cupboard and draw units with work surfaces over. Space and plumbing for washing machine. Integrated AEG oven with four ring gas hob and extractor fan over. 1 1/2 bowl Stainless steel sink unit with mixer tap and drainer. Rustic metro tile splashback surround. Wall mounted Worcester Bosch combination boiler. Space for American style Fridge/Freezer. Integrated Dishwasher. Plenty of space for Dining table.

Radiator. uPVC double glazed window overlooking the rear garden. Double glazed sliding door into:

CONSERVATORY

11'5" x 7'4" (3.5 x 2.25)

Oak effect laminate flooring. uPVC double glazed windows to two sides. uPVC double glazed roof.

FIRST FLOOR

Landing with doors leading to all bedroom and family bathroom. Airing cupboard with wooden slatted shelving. uPVC double glazed window to side elevation. Loft access.

BEDROOM 1

14'2" x 8'11" (4.34 x 2.74)

A generous principle bedroom enjoying fine elevated rural views over the Carn from the uPVC double glazed picture window to front. Radiator.

BEDROOM 2

14'3" x 9'1" (4.35 x 2.78)

Another generous double bedroom with uPVC double glazed window to rear. Radiator.

BEDROOM 3

11'1" x 6'6" (3.39 x 1.99)

Another spacious bedroom enjoying really pleasant views to the front with uPVC double glazed picture window. Radiator.

FAMILY BATHROOM

6'6" x 6'3" (2.00 x 1.91)

A modern suite with ceramic tile flooring comprising 'P' shaped bath with wall mounted plumbed shower unit over. Pedestal wash basin. Low level W.C. uPVC double glazed obscured window to rear. Wall mounted heated towel rail. 4 LED spotlights over.

OUTSIDE

TO THE FRONT

A low maintenance level lawn to the front. Steps lead up to front door, and around to the side access which connect by the side of the house to the rear garden.



TO THE REAR

uPVC double glazed door leads out of the Conservatory onto a sun trap courtyard, with plenty of space for outside dining and barbeques etc. Steps from here lead up to a level lawn, with a range of plants and shrubs. the rear garden is completely enclosed and enjoys plenty of sun due to a favourable orientation. To the rear of the lawn there's another terraced area which in turn gives way to a pathway which leads to:

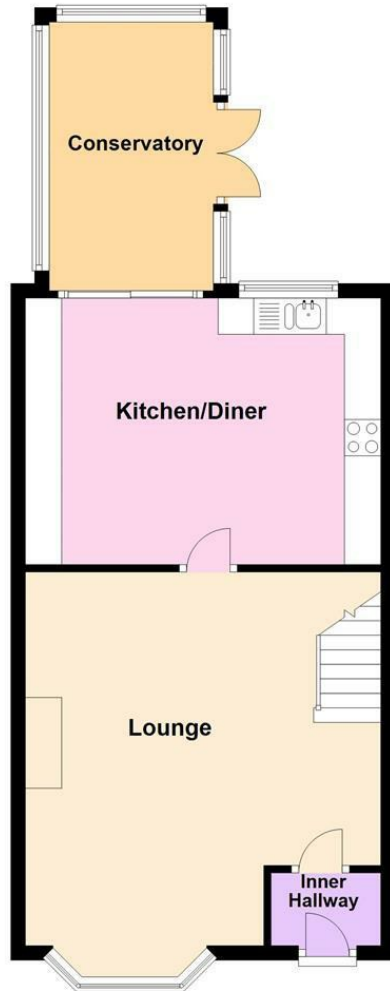
GARAGE

17'0" x 8'9" (5.2 x 2.69)
Up and over door. Power and light. Plenty of storage space.



Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Contact Us

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

Valuation Request

