



Boundary Row

Trewirgie Hill

Redruth

TR15 2TB

Offers In Excess Of
£500,000

- IMMACULATE FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MASTER ENSUITE
- LARGE KITCHEN/DINING ROOM
- LOUNGE WITH WOOD BURNER
- A RATED EPC
- UNDER FLOOR HEATING
- SOLAR PANELS
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1657.64 sq ft



4



2



1



A95

Property Description

Situated on the quiet outskirts of Redruth in the highly regarded area of Trewirgie Hill is this immaculate, detached family home. Constructed in 2016 and boasting an A-rated EPC, the property offers spacious accommodation throughout briefly comprising an entrance vestibule, entrance hall, lounge with wood burning stove, large kitchen/diner, utility, cloak room, four double bedrooms with an impressive master with ensuite and family bathroom. Outside, a driveway and integral garage provides ample off road parking whilst the rear boasts a secure, pet and child friendly garden. Other benefits include Solar panels for both electricity and water heating, under floor heating to the ground floor, oak internal doors, external lighting and double glazing.

Location

Boundary Row is a small development of four detached homes set at the top of the well regarded Trewirgie Hill. The property over looks the cricket ground to the rear with the views extending toward Carn Brea monument and also ideally situated for Trewirgie infant school, Redruth Town and the walks around The Great Flat Lode.

Accommodation In Detail

(All measurements are approximate)

Entrance

Composite door into:

Entrance Vestibule

Cloak hanging space, Door into:

Entrance Hall

Stairs to first floor with storage space below, tiled floor, doors to kitchen and lounge.

Lounge

21'7" maximum x 13'1" (6.58m maximum x 4m)

Double glazed window, wood burning stove with granite hearth, dining/study space.

Kitchen/Dining Room

17'0" x 15'1" (5.2m x 4.6m)

A large family sized kitchen with ample dining space, a wide range of shaker style base and wall units with granite effect work surfaces and tiled splash backs, integrated electric oven with gas hob and extractor hood over, integrated dishwasher, one and half bowl stainless steel sink, inset lighting, tiled flooring, sliding patio doors to rear garden door into:

Utility

Stainless steel sink with cupboards below and space for washing machine, further space for white good, double glazed window, extractor fan, tiled floor, opening into rear lobby with internal door to garage, composite stable door to garden, door into:

Cloak Room

W.C, hand basin, obscure double glazed window, tiled floor.

First Floor

Landing

An open landing with returning staircase and sky light, doors to bedrooms and bathroom, radiator, loft access hatch.

Master Bedroom

17'4" x 13'1" (5.3m x 4m)

A large master bedroom with triple fitted wardrobes, dual aspect double glazed windows with views over the cricket ground and towards Carn Brea, radiator, door into:

Ensuite

A modern three piece ensuite comprising shower cubicle with tiled surround, W.C and hand basin, half tiled walls, tiled floor, extractor fan, obscure double glazed window.



Bedroom Two

14'9" x 10'7" (4.5m x 3.24m)

Double glazed window, radiator.

Bedroom Three

11'9" x 11'1" plus wardrobe sapce (3.6m x 3.4m plus wardrobe sapce)

Double glazed window, Velux window, radiator, fitted wardrobes.

Bedroom Four

12'4" x 11'10" (3.76m x 3.63m)

Two double glazed windows over looking cricket ground and towards Carn Brea, Velux window, radiator.

Family Bathroom

A modern four piece family bathroom comprising bath with shower over, shower cubicle with tiled surround, W.C and hand basin, half tiled walls, tiled floor, dual aspect obscure double glazed windows, extractor fan.

Outside

The property is approached over a brick paved driveway providing parking for 4 to 5 cars along with the integral garage. Pedestrian gates to either side give access into the rear with secondary pedestrian gates for security of pets and children. The rear enjoys a private sunny garden secured by a combination of fence and walled boundaries. The garden is level and laid to a cobmination of paving and turf with a corner flower bed and paved patio.

Garage

17'8" x 11'10" (5.4m x 3.63m)

Electric up and over door, large cupboard housing boiler and water cylinder, power and lighting.

Services

Mains electricity, metered water, drainage and gas (we





Boundary Row, Trewirgie Hill, Redruth, TR15 2TB

have not verified connections)
Council Tax band E





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		95	95
(81-91) B			
(69-80) C			
(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	

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Valuation Request

