



Park Rosmoren
Treleigh

Redruth

TR16 4FF

Guide Price £360,000

- SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME
- GARAGE AND PARKING
- SUPERB OVER 22 FOOT RECEPTION ROOM
- BEAUTIFUL PRINCIPLE BEDROOM SUITE
- ENCLOSED REAR GARDEN
- HIGH SPECIFICATION KITCHEN
- VERY WELL PRESENTED THROUGHOUT



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1248.00 sq ft



DESCRIPTION

A superbly presented, and particularly spacious three double bedroom, two bathroom detached property, situated in a highly regarded select modern development. This recently constructed property was originally designed as a four bedroom family home, but was sensibly adapted to provide particularly spacious three bedroom accommodation. As such the accommodation, now comprises of generous entrance hall, immaculate, kitchen/dining room, and incredibly spacious approximately 22 foot living room/dining room, and separate WC to the ground floor. On the first floor are three very generous double bedrooms, including a beautiful principal suite, including a lovely modern ensuite shower. In addition, there is also a spacious family bathroom. Externally, there's a pleasant, enclosed and sunny rear garden, predominantly of low maintenance design, and there is ample parking for three vehicles to the front of the property. The conversion of the garage has provided traditional garage storage space to the front along with provision for a home office or utility to the rear of the garage. All in all a tremendous high-quality family home in a convenient location, offering tremendous scale, comfort, and style.

ENTRANCE

Composite double glazed front door opening into:

ENTRANCE HALL

Grey oak affect laminate flooring with underfloor heating. Oak doors opening into downstairs WC, kitchen, living room, stairs, cupboard. Stairs to 1st floor

KITCHEN/DINING ROOM

14'3" m x 10'5" m (4.363 m x 3.178 m)

Grey Oak effect laminate flooring with underfloor heating A range of floor standing and wall mounted cupboard and drawer units with oak effect work surfaces over. One and a half bowl Stainless steel sink unit with draining board and mixer tap over. Space and plumbing for washing machine. Integrated dishwasher. Space for fridge freezer. Integrated oven with four ring gas hob and extractor fan over. Metro tiled splashback, Space for dining table. Solid oak double doors opening into living room. UPVC double glazed windows to front elevation.

LIVING/DINING ROOM

22'3" m x 15'3" m (6.805 m x 4.673 m)

A remarkably spacious main reception room with abundant space for

both living and dining areas if so desired. underfloor heating. UPVC double glazed picture window overlooking the rear garden. UPVC double glazed French doors leading out onto patio area. Two clearly delineated areas for living and dining space. Oak door opening into under stairs storage cupboard. Returning solid oak door into main hallway.

GROUND FLOOR W.C.

7'7" m x 3'1" m (2.318 m x 0.941 m)

Laminate flooring with underfloor heating. Low level W.C. Inset wash hand basin with cupboard unit beneath. UPVC double glazed obscured window to front elevation.

FIRST FLOOR LANDING

UPVC double glazed window to side elevation. Solid oak doors opening onto all three bedrooms and family bathroom. Loft access.

BEDROOM ONE

15'7" m x 13'5" m max dimensions (4.756 m x 4.099 m max dimensions)

A tremendous principal bedroom suite with UPVC double glazed windows to front elevation, enjoying pleasant countryside, views. Wall mounted radiator, solid oak door opening into :

EN-SUITE SHOWER ROOM

6'9" m x 5'1" m max dimensions (2.060 m x 1.554 m max dimensions)

A beautifully fitted shower room with oak affect laminate flooring. Generous corner shower with plumbed wall mounted shower over. Low level WC. Pedestal wash hand basin. Wall mounted chrome heated towel rail. Fully tiled to 4 walls. LED spotlights. Extractor fan.

BEDROOM TWO

15'7" m reducing to 11'5" m x 12'10" m (4.752 m reducing to 3.483 m x 3.912 m)

Another superbly proportioned double bedroom with UPVC double glazed picture window to rear elevation overlooking the rear garden. Wall mounted radiator

BEDROOM THREE

10'6" m x 9'6" m (3.210 m x 2.919 m)

Another generous double bedroom with UPVC double glazed window to rear elevation overlooking the rear garden. Wall mounted radiator.



FAMILY BATHROOM

11'0" m red to 8'1" m by 7'5" m red to 6'4" m (3.374 m red to 2.476 m by 2.265 m red to 1.935 m)

Another superbly proportioned room with oak laminate flooring. A white suite, comprising of tiled bath with plumbed and wall mounted shower unit over. Low-level WC. Pedestal wash hand basin with tiled splashback. UPVC double glazed obscured window to front elevation. LED spotlights. Extractor fan.

OUTSIDE

TO THE FRONT

To the front of the property there is comfortable parking for three vehicles with a tarmac drive and a further granite chipped driveway area. The tarmac drive gives access into the garage.

GARAGE

9'10" m x 11'7" m (2.998 m x 3.546 m)

The garage has been clearly subdivided to create two separate areas. To the front of the garage is a traditional storage space with up and over garage door. Wall mounted Gas fired Combi boiler. There are timber rafters to the roof providing additional storage space. Solid door open into:

HOME OFFICE/UTILITY ROOM

9'8" m x 7'9" m (2.956 m x 2.379 m)

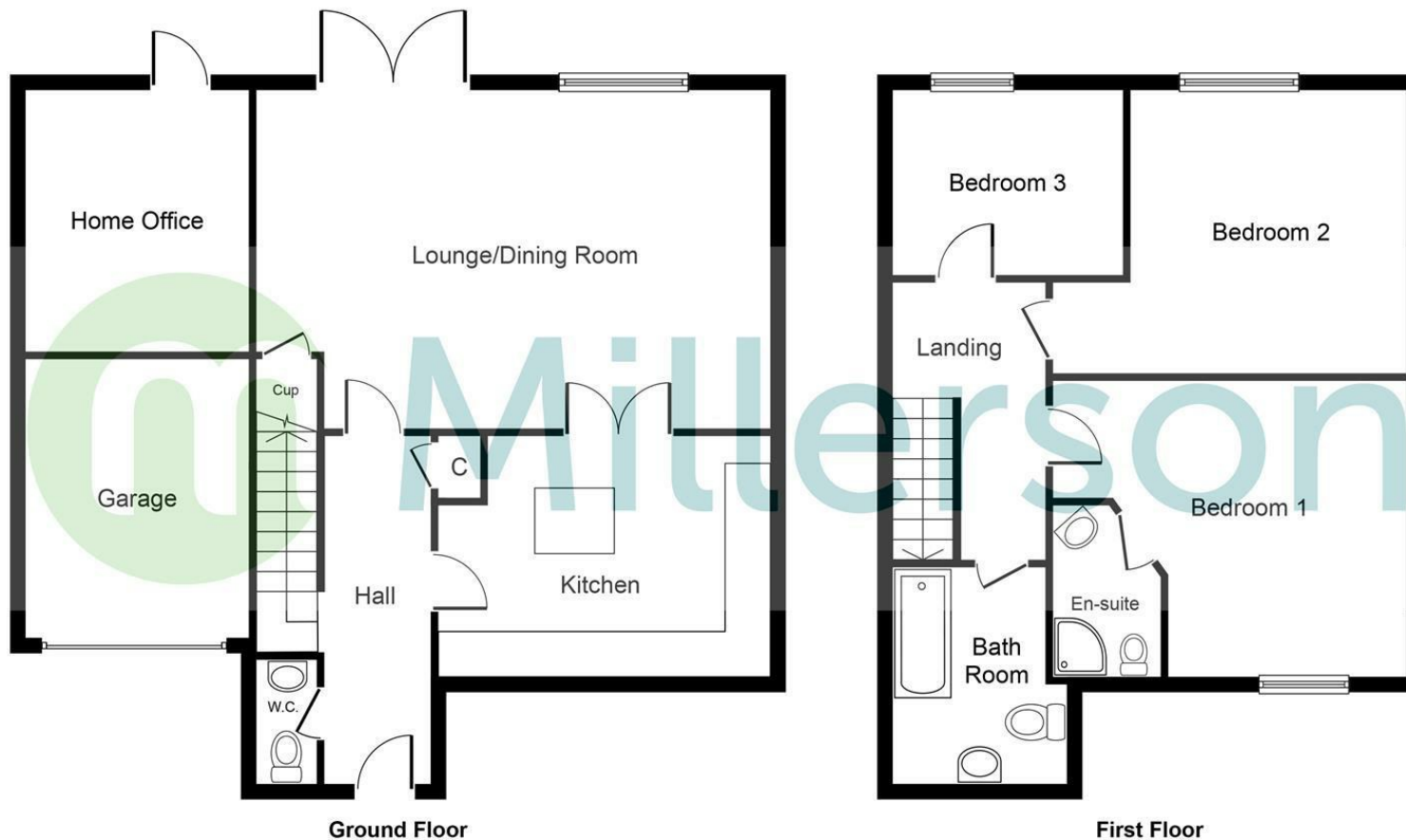
A tremendously useful room with UPVC double glazed obscured door leading directly into the rear garden. Plenty of space for use as a home office, but currently utilised as a storage room and utility room with space for tumble dryer.

TO THE REAR

To the rear of the property is a very pleasant and fully enclosed rear garden. Accessed via the garage or French doors through the living room, there is initially a pleasant stone paved patio area with two maintenance areas of gravel chip garden to either side, both suitable for outside dining and barbeques. There is a raised step which leads up to level lawn, with a further stone chipped area to the boundary. The rear garden is fenced on three sides and such is secure for pets and children.



Directions To Property



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
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

