



Fore Street

Pool

Redruth

TR15 3PE

Asking Price £315,000

- LARGE FAMILY HOME
- THREE/FOUR BEDROOMS
- IMPRESSIVE KITCHEN AND LIVING SPACE
- MASTER ENSUITE
- LARGE FAMILY BATHROOM
- LARGE ENCLOSED REAR GARDEN
- RECENTLY REFURBISHED
- NO ONWARD CHAIN



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1173.27 sq ft



4



2



1



D62

### PROPERTY DESCRIPTION

Offered for sale with no onward chain is the extended, double fronted family home boasting spacious accommodation and a large rear garden. The property has been fully refurbished including a new roof, extension, kitchen, bathrooms, electrical wiring, gas heating and more. The ground floor comprises an entrance hall with returning staircase, an impressive lounge/diner which opens into beautiful kitchen with breakfast bar, integrated appliances and access into the garden. An additional reception room/fourth bedroom completes the ground floor. The first floor offers an open landing with three further bedrooms, a large family bathroom and an ensuite to the master bedroom. Outside, the property is approached through a pedestrian gate into a gravelled courtyard whilst the rear enjoys a large enclosed space with two decked patios, level lawn, bark chipped bedding and side pedestrian access.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Wooden door into:

#### ENTRANCE HALL

Herringbone style flooring, radiator, stairs to first floor, doors to lounge and reception/bedroom four.

#### LOUNGE/DINER

23'3" into bay window x 12'11" > 9'2" (7.09m into bay window x 3.94m > 2.8m )

A spacious living space with double glazed bay window, granite fireplace with wood burning stove, two radiators, inset lighting, shallow step and opening into:

#### KITCHEN/BREAKFAST ROOM

13'1" x 9'7" (4m x 2.94m )

A brand new kitchen with a range of slate effect base and wall units with integrated appliances including fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood wood effect worksurfaces including breakfast bar and metro tiled

splash backs, composite sink, inset lighting, wood effect flooring, radiator, double glazed Sky light, double glazed window and double glazed patio doors to rear garden.

#### SITTING ROOM/BEDROOM FOUR

15'10" into bay window x 11'2" (4.83m into bay window x 3.41m )

Double glazed window, radiator, inset lighting, granite feature fireplace.

#### FIRST FLOOR

##### LANDING

A light open landing with double glazed window, loft access hatch, radiator, doors to bedrooms and bathroom.

##### BEDROOM ONE

12'10" x 12'9" (3.92m x 3.9m )

A double bedroom with two double glazed windows, radiator, inset lighting, sliding door into:

##### ENSUITE

A three piece ensuite comprising shower cubicle with tiled surround, hand basin with cupboards below and W/C, chrome effect heated towel rail. obscure double glazed window, tiled floor, extractor fan, inset lighting.

##### BEDROOM TWO

10'7" x 9'11" (3.25m x 3.04m )

A second double bedroom with double glazed window, inset lighting, radiator.

##### BEDROOM THREE

9'4" x 7'4" (2.87m x 2.25)

Double glazed window, radiator, inset lighting.

##### BATHROOM

9'10" x 8'7" (3m x 2.63m )

A large family bathroom comprising double shower cubicle, bath, W.C and hand basin with fitted unit, tiled walls, tiled floor, inset lighting, chrome effect heated towel rail, obscure double glazed window, extractor fan.



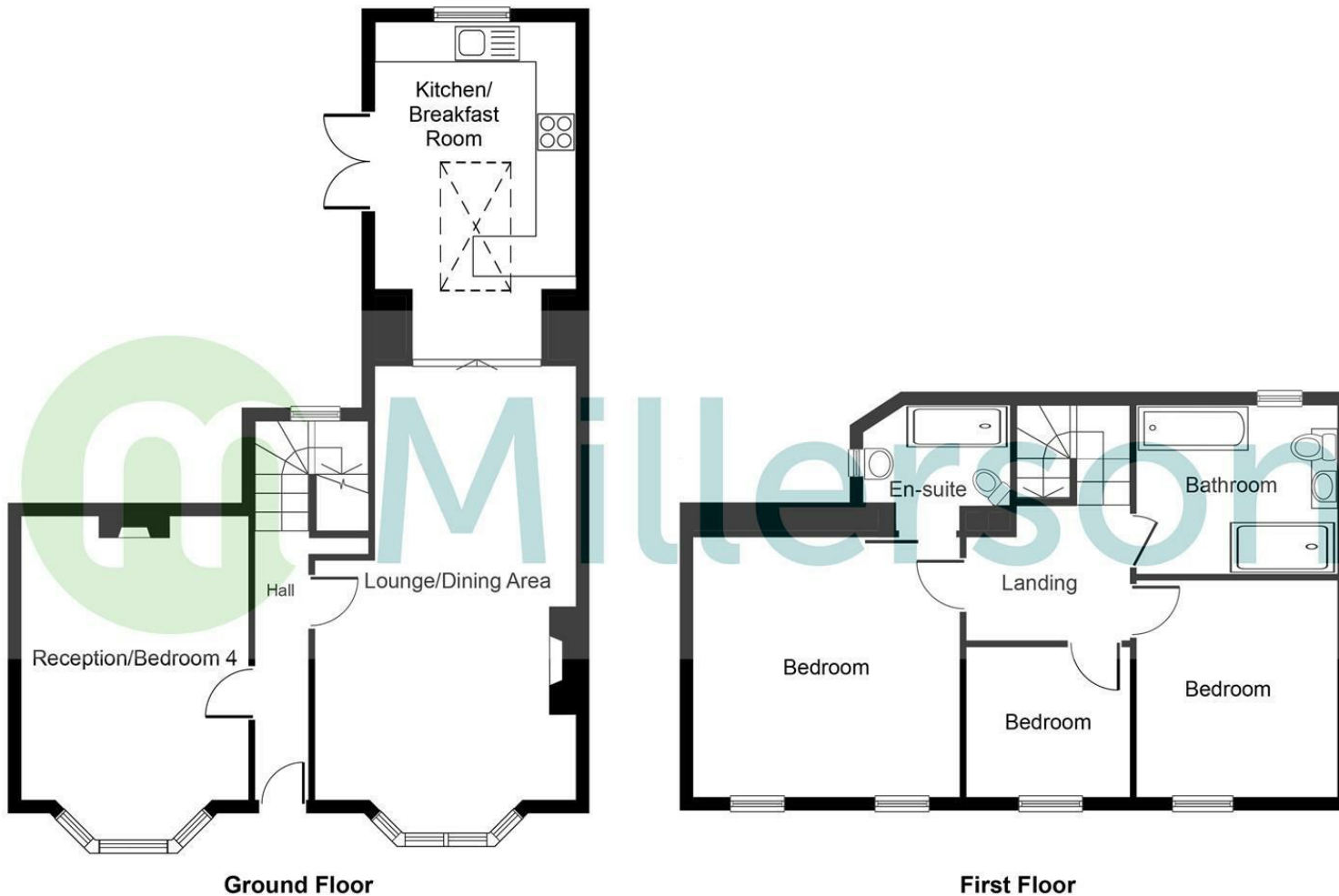
### OUTSIDE

The property is approached through a pedestrian gate into a low maintenance gravelled courtyard. To the side is a covered passage which give pedestrian access into the rear where you will find a large, enclosed garden perfect for families an entertaining. There are two patios either side of a central pathway that leads to a level lawned garden with barked chipped bedding. Leading back to the house is a gravelled patio, further bark chipped bedding and a useful covered storage area.

### SERVICES

Mains electricity, metered water, drainage and gas (however we have not verified connections)  
Council Tax Band B





**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
 Copyright V360 Ltd 2024 | www.houseviz.com

Millerson Estate Agents  
 29 Commercial Street  
 Camborne  
 Cornwall  
 TR14 8JX  
 E: camborne@millerson.com  
 T: 01209 612255  
 www.millerson.com

**Valuation Request**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

