



Barncoose Terrace  
Illogan Highway  
Redruth  
TR15 3ES

Asking Price £350,000

- SPACIOUS FAMILY HOME
- SEMI DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM AND SHOWER ROOM
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZING



 Millerson  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1205.56 sq ft



## PROPERTY DESCRIPTION

Situated on the outskirts of Redruth is this spacious and well presented, semi detached family home. The home has been extended creating accommodation comprising an entrance vestibule, entrance hall, lounge, dining room, kitchen, four bedrooms, four piece family bathroom and additional shower room. Outside, a brick paved driveway provides off road parking along with an integral garage whilst the rear enjoys a good sized enclosed garden. The property also benefits from double glazing and gas central heating.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

uPVC wood effect door into:

### ENTRANCE VESTIBULE

Tiled floor, cloak hanging space, obscure glazed door into:

### ENTRANCE HALL

Wood effect laminate flooring, radiator, stairs to first floor with cupboard below, doors to lounge and dining room, open into kitchen.

### LOUNGE

11'11" x 11'7" (3.64m x 3.54m )

Large double glazed window with fitted blinds, radiator, electric feature fireplace.

### DINING ROOM

11'4" x 10'2" (3.47m x 3.10m )

Double glazed window with fitted blind, radiator, alcoves with fitted shelving.

### KITCHEN

12'3" x 8'10" (3.75m x 2.7m )

A range of wood finish base and wall units, granite effect work surfaces with tiled splash backs, stainless steel sink with mixer tap and drainer, integrated dishwasher, electric oven, gas hob

and extractor hood, spaces for washing machine, tumble dryer and fridge/freezer, tiled flooring, radiator, inset lighting, dual aspect double glazing and double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Doors to bedrooms, bathroom and shower room, two storage cupboards.

### BEDROOM ONE

11'1" x 10'10" max (3.39m x 3.31m max)

Double glazed window with fitted blind, radiator, built in wardrobes.

### BEDROOM TWO

11'7" x 9'9" (3.54m x 2.99m )

Double glazed window, radiator.

### BEDROOM THREE

10'9" x 8'8" (3.28m x 2.66m)

Double glazed window, radiator.

### BEDROOM FOUR

11'7" x 6'11" max (3.54m x 2.12m max)

Double glazed window, radiator.

### FAMILY BATHROOM

A four piece family bathroom comprising bath with shower attachment, shower cubicle, W.C and hand basin with fitted drawers, chrome effect heated towel rail, wood effect flooring, half tiled walls, obscure double glazed window, inset lighting, airing cupboard and additional cupboard housing 'Worcester' combination boiler.

### SHOWER ROOM

A three piece shower suite comprising shower cubicle with 'Mira' electric shower and tiled surround, W.C and hand basin with fitted drawers, radiator, tile effect flooring, half tiled walls, inset lighting, obscure double glazed window.



### OUTSIDE

The property is approached over a brick paved driveway providing off road parking for at least three cars along with an integral garage. The rear enjoys a good sized enclosed garden with a paved patio ideally suited for alfresco dining and entertaining, an additional paved patio and artificial turfed area which in turn leads to the main garden which is predominantly laid to lawn with mature flower bed borders.

### GARAGE

21'4" x 11'1" > 6'10" (6.51m x 3.4m > 2.09m )

Roller door, light and power, pedestrian access door.

### SERVICES

Mains electricity, gas, metered water and drainage (however we have not verified connections).

Council Tax Band B





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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**Valuation Request**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

