

Fairfield
Redruth
TR15 2TU

Asking Price £335,000

- IMMACULATE FAMILY HOME
- THREE DOUBLE BEDROOMS
- MASTER ENSUITE
- GARAGE AND PARKING
- NO ONWARD CHAIN
- CLOSE TO AMENITY SPACE



Tenure - Freehold

Council Tax Band - C

Floor Area - 1314.00 sq ft



Situated in a private select development on the outskirts of Redruth Town is this exceptionally well presented, double fronted family home offered for sale with no onward chain. Overlooking open amenity space, the property offers light and spacious accommodation briefly comprising a welcoming entrance hall, living room, dining room, modern kitchen with granite worksurfaces, utility, cloakroom, an open landing, three double bedrooms with master ensuite and a large family bathroom. Outside enjoys an open outlook to the front and a private enclosed rear garden with pedestrian access to allocated parking and a single garage in block. Other benefits include double glazing, gas central heating and will make for a wonderful family home.

ACCOMMODATION IN DETAIL

(All measurements area approximate)

ENTRANCE

Obscure double glaze door into:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, wood effect laminate flooring, cloaks hanging space, radiator, telephone point, double doors into living room, door to utility and openings through to kitchen and dining room.

KITCHEN

10'6" x 9'11" (3.2 x 3.02)

A modern, white gloss finish kitchen with solid granite work surfaces, one and a half bowl stainless steel sink with mixer tap and drainer, integrated fridge/freezer, dishwasher, 'AEG' double oven and AEG Hob, double glazed window, inset lighting, radiator, wood effect laminate flooring, concealed combination boiler.

LIVING ROOM

15'7" x 11'10" (4.74 x 3.6)

Double glazed patio doors to rear garden, wood effect laminate flooring, radiator, double doors into dining room and double doors through to hallway.

DINING ROOM

13'3" x 10'2" (4.04 x 3.09)

Double glazed bow window, radiator, wood effect laminate flooring, radiator, double doors through to living room.

UTILITY ROOM

A useful utility room with integrated washing machine under solid wood work surface, stainless steel sink with mixer tap and drainer, radiator, wood effect laminate flooring, obscured double glazed door to garden, door through to:

CLOAKROOM

WC and handbasin with tiled splash back and fitted storage cupboard below, tiled floor, radiator, extractor fan, obscure double glazed window.

FIRST FLOOR

LANDING

An open landing with doors to all bedrooms and bathroom, Velux window, airing cupboard housing water heater.

MASTER BEDROOM

13'1" x 12'10" (4 x 3.9)

A large master bedroom with double glazed bow window overlooking the open space beyond, Built-in double wardrobe with hanging rail and shelving, radiator, door into:

ENSUITE

A modern ensuite shower room comprising shower cubicle with contemporary tiled surround, hand basin with fitted cupboard and tiled splash back and WC, obscure double glazed window, obscure double glazed window, inset lighting, tiled floor, extractor fan.

BEDROOM TWO

11'6" x 9'10" (3.5 x 3)

Double glazed window, radiator, loft access hatch, fitted double wardrobe with hanging rail and shelving.



BEDROOM THREE

11'2" x 10'2" (3.4 x 3.09)

Double glazed window, radiator, balcony over looking amenity space.

BATHROOM

A large family bathroom comprising bath with shower over and contemporary tiled surround, WC and hand basin with fitted drawers and tiled splash back, obscured double glazed window, Chrome effect heated towel rail, inset lighting, tiled floor, extractor fan.

OUTSIDE

The property is approached via a private access road with a pedestrian gate lending access to the garden and a pleasant communal pathway leading to the main entrance door. The rear garden has been landscaped for ease of maintenance and is attractively laid to paving and artificial turf enclosed with fenced borders.

Beyond the garden is allocated parking and a single garage in block.

GARAGE

18'1" x 9'10" (5.5 x 3)

Up and over door.

SERVICES

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

Council Tax Band C

AGENTS NOTE

There is an annual service charge of £250p.a for the up keep of communal areas.

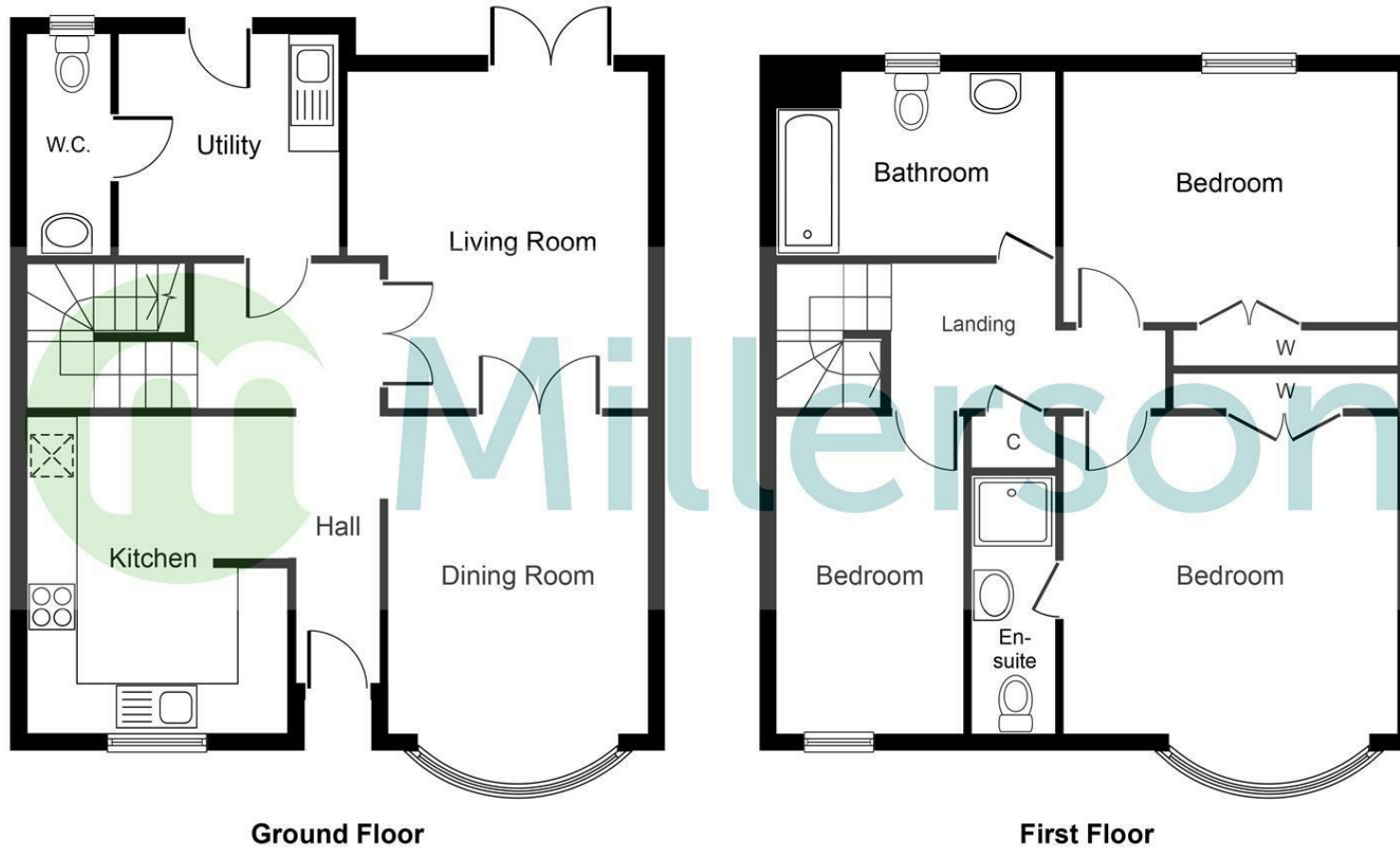
There is the option for the house to be left fully furnished if required (subject to negotiation).





Fairfield, Redruth, TR15 2TU





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 2023 | www.houseviz.com

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

Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		84	
(81-91) B			
(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	