



**Kevill Road
Pool
TR15 3FH**

**Offers In Excess Of
£300,000**

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- GORGEOUS KITCHEN/DINER WITH SLIDING DOORS LEADING INTO THE GARDEN
- PRINCIPLE BEDROOM WITH EN-SUITE
- SHELTERED REAR GARDEN
- OFF ROAD PARKING
- FAVOURED POSITION WITHIN THE DEVELOPMENT
- ATTRACTIVE SYLVAIN SETTING AND OUTLOOK
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - B

Floor Area - 1140.98 sq ft



DESCRIPTION

A beautifully presented, three bedroom, semi-detached home located in a superb tucked away position on the very popular Mellior Park development. Internally the light and airy accommodation comprises; entrance hall, cloakroom, great size lounge, immaculately presented beautiful kitchen/dining room with double French doors leading to the rear garden which is fully enclosed with an extended terraced area. The first floor landing gives access to the master bedroom with built-in wardrobes and en-suite shower room, second double bedroom, spacious third bedroom and a very stylish family bathroom. Tado heating system operated via mobile phone. Fibre broadband to the property Outside the property boasts an enclosed rear garden with both a lawn and terraced area. There is also the benefit of off road parking. All in all a superb modern spacious home in one of the outstanding positions within this popular development.

LOCATION

LOCATION Redruth is a small, attractive town that was once the centre of Cornwall's wealthy tin mining industry and evidence of the town's lavish prosperity can be seen in its grand public buildings. Redruth now celebrates its Heritage by offering the best of both worlds with easy access to glorious beaches and coastal paths on the north and south coasts, with the year-round close community of an inland town.

Redruth has access to many excellent schools, including Redruth School which has a sixth form, and many primary schools including Pennoweth Primary, Trewirgie School, Treloweth Community School and Treleigh Community School'.

The town sits on the A30 which provides great access to the rest of Cornwall. The railway provides regular access to other Cornish towns as well as Plymouth, Reading and London Paddington and cross-country services to Birmingham, Manchester and Glasgow.

ENTRANCE

UPVC Double glazed composite door opening into:

HALLWAY

Stairs to first floor accommodation with a useful understairs

storage cupboard. Radiator. Cloakroom, Doors off to the lounge, and kitchen diner.

CLOAKROOM

Low level W.C. Inset wash hand basin. uPVC double glazed obscured window.

LOUNGE

16'4" x 10'9" (5m x 3.28m)

Double glazed multi pane window to front aspect. Radiator.

KITCHEN/DINING ROOM

17'7" x 12'0" (5.38m x 3.66m)

With large double glazed sliding patio doors opening to the rear garden and a double glazed window with a similar aspect.

Beautifully fitted with a comprehensive range of contemporary stone in colour base, wall and drawer cabinets with worktops over. Built-in upright fridge/freezer, built-in electric oven and microwave oven. Built-in induction hob with extractor hood and a built-in dishwasher all of which are of the highest quality AEG/SMEG. Fitted larder cupboard, one and a half bowl sink and drainer with pull out spray tap. inset lighting and an upright contemporary radiator. Utility cupboard with plumbing for washing machine, extractor fan and space for tumble dryer. High quality light wood effect flooring.

FIRST FLOOR LANDING

Loft hatch. Built in overstairs storage cupboard housing the boiler. Radiator. Doors off to

BEDROOM ONE

11'3" x 8'9" (3.45m x 2.67m)

Double glazed window to front aspect. Built in wardrobes with hanging rail and shelving. Radiator.

EN-SUITE SHOWER ROOM

Nicely fitted with a double shower enclosure with mains MIRA shower, low level W.C. Wall mounted wash hand basin with a fitted mirror. Heated towel rail



BEDROOM TWO

11'6" x 8'9" (3.53m x 2.67m)

Another good size double bedroom with a double glazed window to rear aspect. Recessed space for a double wardrobe. Radiator.

BEDROOM THREE

8'7" x 8'5" (2.64m x 2.59m)

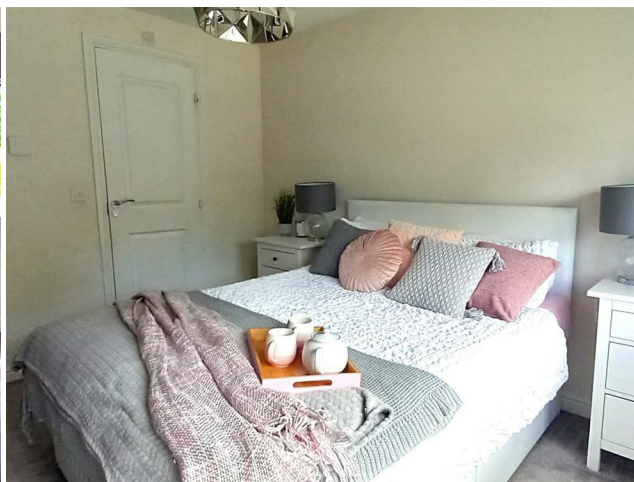
another spacious bedroom with uPVC double glazed window to rear elevation. Radiator.

FAMILY BATHROOM

Fitted with a modern white suite comprising of a panelled bath with mains MIRA shower over. Low level W.C. Wall mounted wash hand basin. Shaver point. Heated towel rail.

OUTSIDE

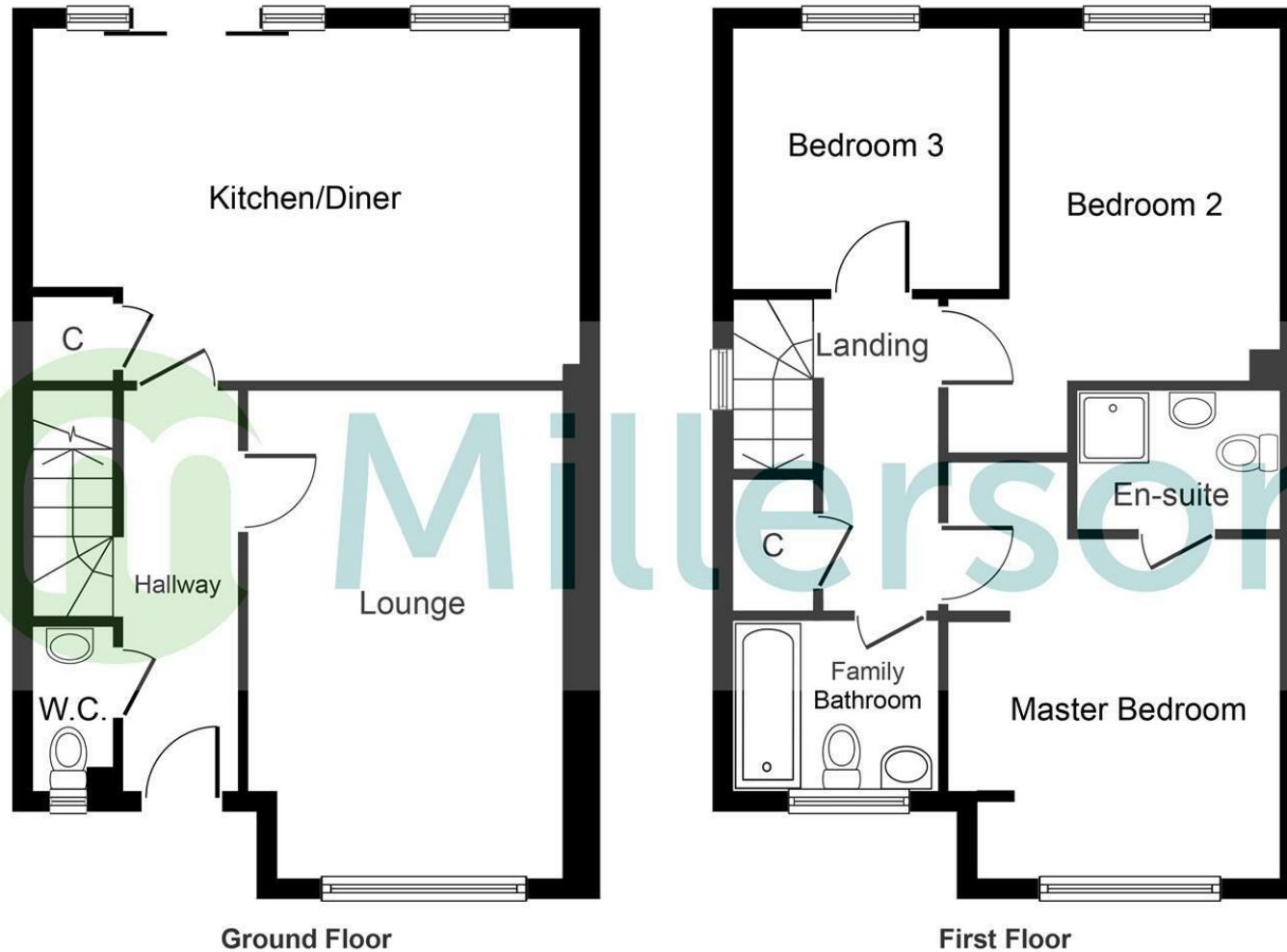
The property is superbly positioned and is set back from the approach by a lawned garden, with a tarmac driveway to the side. Off road parking for numerous cars a pedestrian gate leads from the driveway through to the rear where there is a secluded hard standing courtyard. The pathway leads around the corner of the property into a secluded and sunny rear garden which is laid primarily to lawn with a lovely terraced area that would be ideal for alfresco dining. The rear garden is enclosed by a stone wall and wood panel fencing. Outside water tap.



Directions To Property

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Valuation Request



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.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (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 | |