



Kew Trenals  
Park Bottom  
Redruth  
TR15 3FZ

Asking Price £465,000

- IMMACULATE DETACHED FAMILY HOME
- FOUR BEDROOMS WITH MASTER ENSUITE
- DUAL ASPECT KITCHEN/DINING ROOM
  - LOUNGE
  - STUDY/FAMILY ROOM
- GENEROUS SOUTH FACING GARDEN
  - GARAGE AND PARKING
- QUIET CUL DE SAC LOCATION
  - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1270.14 sq ft



4



2



2



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## PROPERTY DESCRIPTION

A fantastic opportunity to purchase this modern detached family home, tucked away in a quiet Cul De Sac in the sought after Maples development in Park Bottom. Park Bottom is a quiet village on the outskirts of Illogan and Redruth and sits just 2.5 miles from Portreath beach on the North Coast and only 1.5 miles from Tehidy Country Park with its 240 acres of Woodland. The main A30 is also only 1.5 miles away providing easy access through the county along with schools for all ages in Redruth, Pool and Camborne along with a variety of retail and leisure facilities .

The property occupies a generous, south facing plot with spacious room enjoying an abundance of light. Perfect for a family, the well presented accommodation comprises a welcoming entrance hall with 'Amtico' flooring, a comfortable lounge, an impressive dual aspect kitchen/dining room with integrated appliances and Granite work surfaces, a versatile second reception room which is perfect for an office, play room or a fifth bedroom and a well appointed cloak room concludes the ground floor. A returning staircase leads to an open landing and four generous bedrooms. The master bedroom boasts an ensuite and a family bathroom rounds off the accommodation.

Outside, the home enjoys a generous rear garden which enjoys all day sunshine with its southerly aspect. Perfect for children, pets and entertaining, the garden is level, enclosed and offers a great degree of privacy. Beyond the garden is parking for two to three cars along with a useful and good sized garage.

Overall, this modern and spacious home offers a fantastic opportunity for a growing family to purchase a property in a quiet yet convenient location and is offered for sale with no onward chain!

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

Composite door into:

### ENTRANCE HALL

A welcoming entrance hall with 'Amtico' wood effect flooring, radiator, stairs to first floor with storage cupboard below, doors to lounge, kitchen/diner, cloak room and study/family room.

### LOUNGE

14'9" x 10'8" (4.52m x 3.27m )

A comfortable lounge with 'Amtico' wood flooring, double glazed window, radiator.

### KITCHEN/DINING ROOM

21'10" x 10'4" > 8'7" (6.67m x 3.16m > 2.63m )

A beautiful, dual aspect kitchen/diner offering plenty of light, perfect for entertaining with its patio doors leading out to the sunny garden. The kitchen is finished with solid Granite worksurfaces and integrated appliances including dishwasher, washing machine, oven and induction hob. There is also space for a fridge/freezer, a fitted sink with drainer, 'Worcester' combination boiler, inset lighting, two radiators, tiled flooring and ample dining space.

### STUDY/FAMILY ROOM

10'8" x 6'9" (3.26m x 2.08m )

A versatile reception room with double glazed window and radiator which is currently used as a study but could be used as a fifth bedroom or play room. Double g

### CLOAK ROOM

A well appointed cloak room with a W.C with concealed cistern and hand basin with fitted drawer unit and tiled splash back, 'Amtico' wood flooring, radiator, obscure double glazed window.

### FIRST FLOOR

#### LANDING

An open landing area with loft access hatch, airing cupboard with radiator and doors to the bedrooms and bathroom.

### MASTER BEDROOM

A spacious master bedroom with fitted double wardrobe, double glazed window, radiator and door into:



### ENSUITE

A three piece ensuite comprising shower cubicle, W.C with concealed cistern and hand basin with fitted storage below, radiator, tiled walls, obscure double glazed window.

### BEDROOM TWO

11'2" x 8'7" (3.42m x 2.63m )

A comfortable double bedroom with double glazed window and radiator.

### BEDROOM THREE

10'8" x 9'1" (3.27m x 2.79m )

A third double bedroom with double glazed window and radiator.

### BEDROOM FOUR

10'1" x 8'2" (3.07m x 2.49m )

A fourth double room with double glazed window and radiator.

### FAMILY BATHROOM

A three piece family bathroom comprising bath with shower over, W.C with concealed cistern and hand basin, tiled walls, obscure double glazed window,

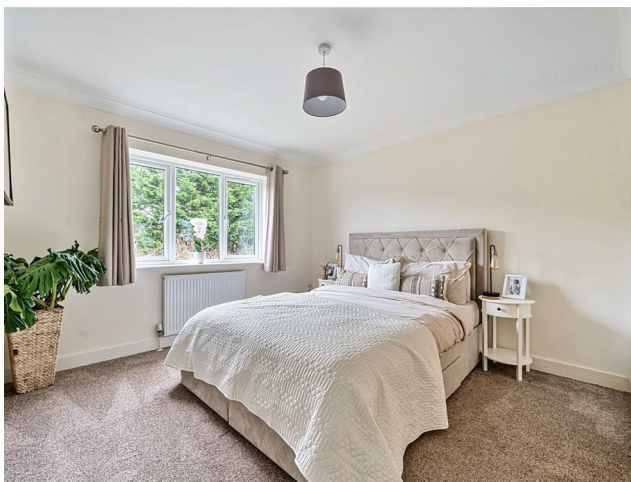
### OUTSIDE

The property sits on a generous level plot in a quiet Cul De Sac and boasts a south facing garden enjoying all day sun. To the front is a paved pathway with level lawns to either side and useful store, whilst the rear enjoys a pet and child friendly garden which is perfect for entertaining with its sunny aspect, paved patio and expansive level lawn. A rear pedestrian gate leads to parking for two to three cars along with a good sized garage.

### GARAGE

18'7" x 8'11" (5.67m x 2.73m )

A good sized single garage with pitched roof providing storage, up and over door, power and lighting, pedestrian door.







Kew Trenals, Park Bottom, Redruth, TR15 3FZ



## AGENTS NOTE

There is an annual estate management fee of £166.74 paid in two instalments.

## MATERIAL INFORMATION

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Private, Rear, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

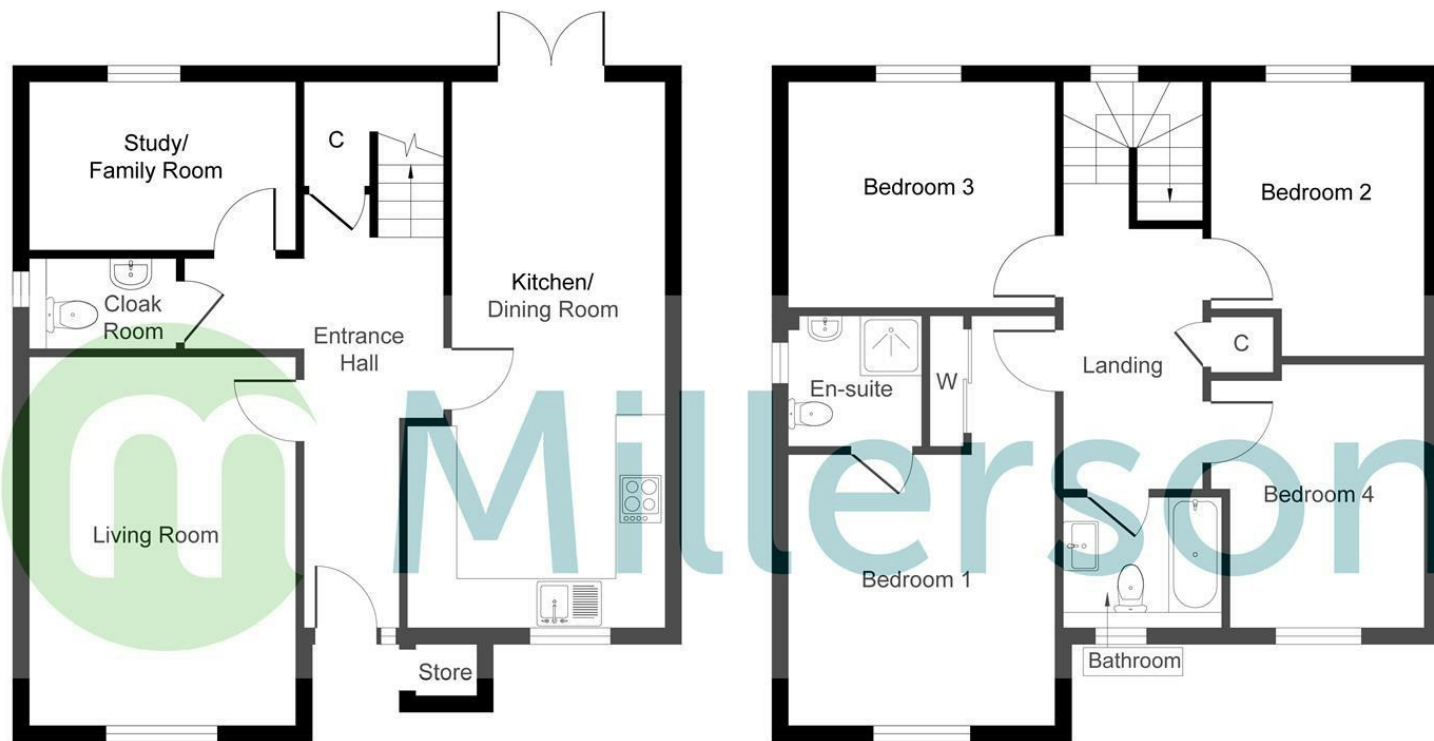
Non-coal mining area: Yes

Energy Performance rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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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### Contact Us

29 Commercial Street  
 Camborne  
 Cornwall  
 TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)  
 T: 01209 612255  
[www.millerson.com](http://www.millerson.com)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

