



Murton's Terrace

Lanner

Redruth

TR16 6HW

Offers In Excess Of

£325,000

- BRAND NEW THREE BEDROOM DETACHED BUNGALOW
- LOW MAINTENANCE GARDENS
- OFF ROAD PARKING FOR 4/5 VEHICLES
- HIGH SPECIFICATION THROUGHOUT
- 6 YEAR ARCHITECTS WARRANTY
- BEAUTIFUL LIVING ROOM WITH VAULTED CEILING
- IMPRESSIVE KITCHEN/DINING ROOM WITH VAULTED CEILING
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 796.00 sq ft



DESCRIPTION

A superb, high specification brand-new detached three bedroom bungalow in a lovely tucked away location in the popular village of Lanner. This superb new build home has been built to exacting standards, and benefits from a high quality fixtures and fittings throughout, rarely seen at this price level. Externally the property is granite fronted, and outside spaces are of low maintenance design. Internally there is an abundance of natural light thanks to a superb design scheme incorporating vaulted ceilings in main reception rooms. Accommodation comprises of generous entrance porch with vaulted ceiling, kitchen/dining room with vaulted ceiling, generous living room again with vaulted ceiling, with French doors leading out into the back garden. A master bedroom with Jack and Jill bathroom, Along with two further bedrooms both having access to the main family bathroom. Externally there is off road parking for 3 to 4 vehicles, and superb low maintenance rear garden with bespoke built timber shed. Internally the high-quality fitting is evident throughout. There is quality flooring, solid oak internal doors, a stunning family bathroom and a beautifully appointed kitchen/dining room. All in all a superb opportunity for anyone looking for an immaculate high specification three bedroom detached bungalow in a tucked away and sought after location.

ENTRANCE VESTIBULE

5'11" x 4'10" (1.823m x 1.48m)

A composite UPVC double glazed frosted glass door opens into a generous entrance hall with vaulted ceiling. Cloaks hanging space. Wall mounted radiator. LED lights over. A further glazed door opens into:

INNER HALLWAY

A generous inner hallway with doors leading to all rooms. Generous airing cupboard with shelving to side. Wall mounted radiator. Loft access. Four LED spotlights over.

KITCHEN/DINING ROOM

14'6"m x 10'4"m (4.42mm x 3.15mm)

An absolutely stunning and eye-catching kitchen/dining room with a spectacular vaulted ceiling giving a wonderfully light and airy feeling to the room. Oak effect vinyl flooring. A range of floor standing and wall mounted cupboard and drawer units with oak effect work surfaces over. One and a half bowl ceramic sink unit with built-in drainer board and mixer tap over. Integrated oven with four ring hob and extractor fan over. Metro tile splash-back to three sides. Integrated fridge freezer. Integrated dishwasher. Plumbed and fitted Bosch washing machine and Biko tumble dryer. UPVC double glazed picture window to front elevation. Wall mounted radiator. Plenty of space for dining table and chairs. A range of LED spotlights and attractive wall mounted downlights.

LIVING ROOM

13'2" reducing to 10'10" x 12'5". (4.023m reducing to 3.321m x 3.794m.)

A really impressive living room benefitting from an abundance of natural light in thanks both to a vaulted ceiling and UPVC double glazed French doors leading directly out into the rear garden. Feature wall mounted electric fireplace. Wall mounted radiator.

BEDROOM ONE

11'8" x 10'2" (3.573m x 3.107m)

A generous double bedroom with UPVC double glazed picture window overlooking the rear garden. Wall mounted radiator. Door opening into 'Jack and Jill' family bathroom.

BEDROOM TWO

10'3" x 9'10" (3.138m x 3m)

Another generous double bedroom with UPVC double glazed picture window to front elevation. Wall mounted radiator.

BEDROOM THREE

8'5" x 7'7" (2.569m x 2.316m)

A well proportioned single bedroom with UPVC double glaze window overlooking the rear garden. Wall mounted radiator.

FAMILY SHOWER ROOM

7'4" max by 6'10" (2.250m max by 2.097m)

A stunning, high specification family shower room of 'Jack and Jill design', being accessible both from the main bedroom and inner hallway. Stone tile flooring. Generous walk-in low-level double shower with plumbed wall mounted rain soak affect showerhead over. Inset low-level WC. Inset wash hand basin with cupboard units beneath and granite effect work top surfaces to two sides. UPVC double glazed frosted window to side elevation. Fully tiled walls to four sides. LED spotlights over. Wall mounted heated towel rail. Extractor fan.

OUTSIDE

To the front of the property there is a wraparound tarmac driveway to three sides of the property, providing vehicular parking for up to five vehicles. At the end of the driveway there is a timber fence with pedestrian gate opening into the side garden. The side garden is of low maintenance design and is a superbly private courtyard area with stone paving. Open access through to the rear garden, The rear garden is another remarkably private outside area and again is of low maintenance design with stone paving slab throughout along with a composite decked area with pergola over, perfectly suited to outside dining. Further to the side of the property there is bespoke built timber pent shed with internal dimensions of approximately 9 x 4.5'.

MATERIAL INFORMATION



Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

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: No broadband connection Parking: Driveway Building

safety issues: No Restrictions - Listed Building: No Restrictions -

Conservation Area: No Restrictions - Tree Preservation Orders:

None Public right of way: N Long-term area flood risk: No Coastal

erosion risk: No

Planning permission issues: No

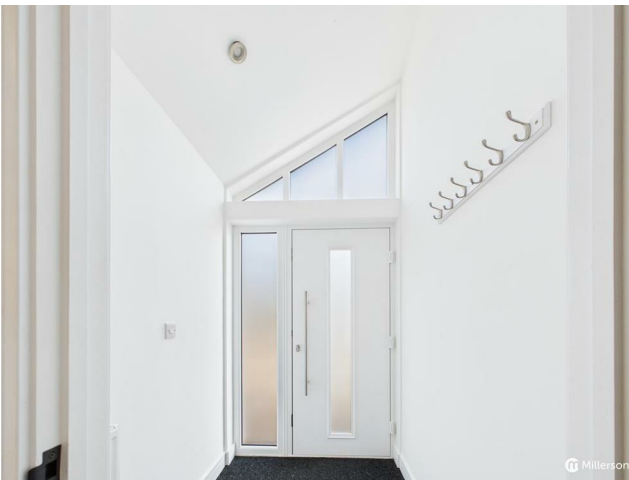
Accessibility and adaptations: Wide doorways

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

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Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	100
(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

