

Albany Close

Redruth

TR15 2HX

Asking Price £375,000

- IMMACULATE DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- QUIET PRIVATE CUL DE SAC
  - SPACIOUS LOUNGE
  - DINING ROOM AND CONSERVATORY
  - KITCHEN AND UTILITY
- DRIVEWAY AND GARAGE
- ENCLOSED SUNNY REAR GARDEN
- MODERN SHOWER ROOM
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - sq ft



### PROPERTY DESCRIPTION

Situated in a quiet select development just off Albany Road Redruth is this immaculate, detached dormer bungalow. The property is beautifully presented boasting light and airy accommodation throughout, briefly comprising a welcoming entrance hall with cloak room, spacious lounge, dining room, modern fitted kitchen with separate utility room, conservatory, ground floor single bedroom, two large double bedrooms to the first floor along with a modern shower room. Outside, A brick paved driveway and attached garage provide private parking with a level lawn to the front whilst the rear enjoys an enclosed sunny garden with seating areas and views towards Carn Brea. The property also benefits from double glazing, and gas central heating.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

double glazed door into:

#### ENTRANCE HALL

Wood effect flooring, inset lighting, stairs to first floor.

#### CLOAK ROOM

W.C and corner hand basin, half tiled walls, extractor fan, inset lighting.

#### LOUNGE

13'3" x 13'1" (4.05m x 4m )

A generous living space with archway through to the dining room, double glazed window, radiator, inset lighting, electric stove effect fire.

#### DINING ROOM

11'6" x 11'2" (3.52m x 3.42m )

A perfect dining space with inset lighting, wood effect flooring, radiator, under stair storage cupboard, patio doors into conservatory, opening through to kitchen.

#### KITCHEN

10'9" x 8'2" (3.28m x 2.5m )

A modern fitted kitchen with a range of contrasting base and wall units, stone effect work surfaces with complimentary tiled splash backs, integrated dishwasher, oven, hob and extractor hood, one and half bowl stainless steel sink with mixer tap and drainer, inset lighting, radiator, double glazed window, door to utility room.

#### UTILITY

10'0" x 6'2" (3.07m x 1.89m )

A useful utility room with spaces for washing machine, tumble dryer and

fridge/freezer, matching base and wall units with stone effect work surfaces and complimentary tiled splash backs, double glazed window, doors to garage and rear garden.

### CONSERVATORY

9'0" x 7'11" (2.76m x 2.42m )

A lovely addition to the home with double glazed windows and doors to rear garden, tile effect flooring, radiator.

### BEDROOM THREE

8'7" x 6'4" (2.62m x 1.94m )

Double glazed window, radiator, inset lighting.

### FIRST FLOOR

#### LANDING

inset lighting, doors to bedrooms and shower room.

#### BEDROOM ONE

13'3" x 10'9" plus wardrobes (4.04m x 3.30m plus wardrobes)

A spacious master bedroom with fitted wardrobes, double glazed window, radiator, inset lighting, wood effect flooring.

#### BEDROOM TWO

16'0" plus wardrobe x 8'0" (4.88m plus wardrobe x 2.44m)

A comfortable double bedroom with built-in wardrobe, double glazed window, radiator, inset lighting.

#### SHOWER ROOM

A well appointed, contemporary shower suite comprising double shower cubicle, W.C and hand basin with fitted cupboard, , easy clean panelled walls, tile effect flooring, chrome effect heated towel rail, inset lighting, extractor fan, obscure double glazed window.

### OUTSIDE

The property sits towards the end of a quiet select Cul De Sac of just four homes and is approached over a brick paved driveway adjacent to a level lawned garden. An attached garage provides further parking with gated access to the side leading into a private sunny enclosed garden. The rear is laid to a combination of brick and paving for ease of maintenance and enjoys several seating areas, plenty of sunshine and views toward Carn Brea monument.

### GARAGE

18'10" x 8'10" (5.76m x 2.71m )

Up and over door, light and power.

### MATERIAL INFORMATION



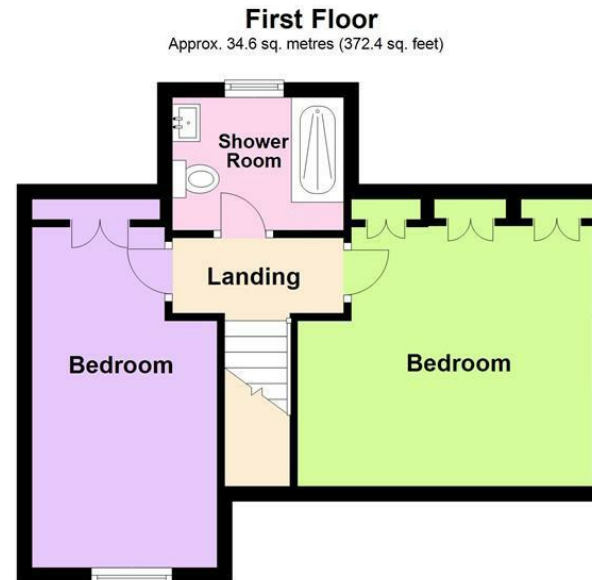
Council tax band: D  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: Driveway and Garage  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: We are in Redruth conservation area.  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: Stairlift  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: C

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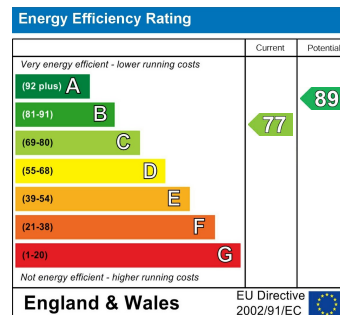
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Total area: approx. 114.8 sq. metres (1235.2 sq. feet)



## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area  
Manager Lizzie Collins  
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