



Merritts Way

Pool

Redruth

TR15 3TY

Asking Price £425,000

- SPACIOUS DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXTENSIVELY IMPROVED BY CURRENT VENDOR
- RECENTLY INSTALLED KITCHEN
- BEAUTIFUL SUN ROOM/DINING ROOM WITH VAULTED CEILING
- FABULOUS MASTER BEDROOM WITH EN-SUITE
- GENEROUS DOUBLE GARAGE WITH ELECTRIC DOORS
- SHELTERED, SUNNY AND PRIVATE GARDEN
- FABULOUS ENTERTAINMENT SPACE IN REAR GARDEN
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure -

Council Tax Band - D

Floor Area - 1618.00 sq ft



4



2



2



C72

### DESCRIPTION

A beautifully presented executive family home which has undergone significant improvement during the current vendors ownership. With a beautiful modern kitchen, a fabulous outdoor entertaining space and a wonderful re-roofed sun room to the rear of the property, the accommodation is quite spectacular and absolutely immaculate throughout the property. The extensive accommodation briefly comprises of Living room, Sun room/Dining room with vaulted ceiling, Kitchen, ground floor W.C, along with Master bedroom and En-Suite, three more bedrooms and family Bathroom. Externally there's a lovely sheltered, private and sunny rear garden with a fantastic timber structure which has space for a hot tub and outdoor 'Living area' - a wonderfully opulent outdoor space! Situated in the ever popular Merritts Way, this sizeable family home is sure to appeal to a wide range of buyers.

### ENTRANCE

Composite double glazed obscured door opening into:

### ENTRANCE HALL

A generous entrance hall with stairs leading to 1st floor. Oak effect laminate flooring. Door opening into WC. Under stairs cupboard. Radiator. Door opening into living room.

### GROUND FLOOR W.C.

Oak effect laminate flooring. Low-level WC. Ceramic wash hand basin with mixer tap over with storage unit beneath with granite work surface. Wall mounted heated towel rail. UPVC double glazed obscured window to front elevation.

### LIVING ROOM

A superb and particularly spacious dual aspect living room with UPVC double glazed picture window to front elevation. Timber glazed internal French doors opening into sunroom/dining room. Two wall mounted radiators. Media wall with recessed spaces for TV and associated boxes. Inset real flame effect modern fireplace.

### KITCHEN

A very impressive modern kitchen with oak effect vinyl flooring.

A modern range of floor standing and wall mounted cupboard and drawer units with polished marble effect work surfaces over. One and a half bowl composite sink unit with drainer board and mixer tap over. Tiled splashback surround. Space and plumbing for dishwasher. Space for American style fridge freezer. Space and plumbing for washing machine. UPVC double glazed window overlooking the rear garden. Integrated oven and grill. Integrated four ring halogen hob with extractor fan over. UPVC double glazed obscure door leading out into rear garden. Door opening into garage.

### SUNROOM/DINING ROOM

Originally a standard conservatory, this superbly proportioned room has been significantly enhanced with the addition of a solid roof with vaulted ceiling, creating one of the most impressive rooms in the house. The sunroom is currently utilised as a particularly generous dining room. UPVC double windows to three sides. UPVC double glazed French doors leading directly onto the rear garden. Slate tile effect laminate flooring.

### FIRST FLOOR LANDING

A generous and light filled landing with doors leading to all four bedrooms and family bathroom. Loft access.

### BEDROOM ONE

A superb principal bedroom suite with UPVC double glazed picture window to front elevation. Wall mounted radiator. Built-in double wardrobes. Door opening into:

### EN-SUITE

Slate effect vinyl flooring. Low entry modern double size shower cubicle with multifunction wall mounted showerhead over with Grab rail. Low-level WC. Inset wash hand basin with cupboard unit beneath. Wall mounted heated towel rail. Slate tiled walls to 3 sides with further low maintenance panelling. UPVC double glazed obscured window to rear elevation. LED spotlights

### BEDROOM TWO

Another well proportioned double bedroom with UPVC double glazed window to front elevation. Radiator. Built-in triple wardrobe.



### BEDROOM THREE

Another comfortable double bedroom with UPVC double glazed picture window to rear elevation with superb views across to Carn Brea monument. Radiator. Built in double wardrobe.

### BEDROOM FOUR

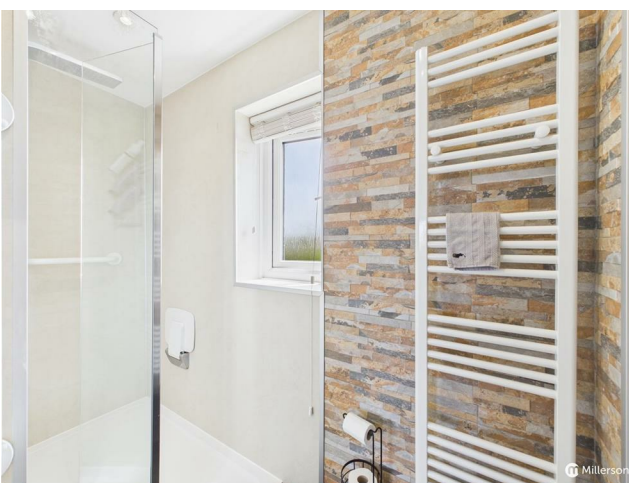
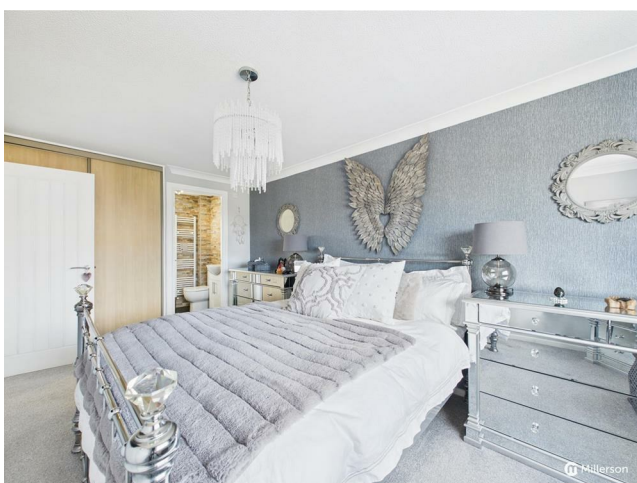
A generous single bedroom currently utilised as a home office. UPVC double glazed window to front elevation. Radiator. Built-in wardrobe.

### FAMILY BATHROOM

A generous bathroom suite with stone tile effect laminate flooring. Corner bath with mixer tap over with further wall mounted electric shower over. Low-level WC. Inset wash hand basin with cupboard unit beneath. Tiled splashback. Wall mounted heated towel rail. UPVC double glazed obscured window to rear elevation.

### DOUBLE GARAGE

Extremely spacious double garage with vaulted ceilings providing further storage space. Two electrically operated roller door garage doors. Power and light with part separation between the two single garages with an open walkway to the rear. Door opening into Kitchen.







Merritts Way, Pool, Redruth, TR15 3TY



## OUTSIDE

To the front of the property, there is an attractive low maintenance slate chipped front garden with a range of shrubs and plants. Generous parking area for two to three vehicles with direct access into the double garage.

A lovely private rear garden space which enjoys plenty of sun and a high degree of privacy and shelter. The rear garden is predominantly low maintenance with stone paved terrace with space for large outdoor dining table and chairs with a further area of artificial lawn. There is a superb outdoor entertaining space with a timber structure which is decked providing an outdoor living area with space for outdoor sofa.. This is also a perfect position for a hot tub, which may be available by separate negotiation. To the side of the garden there is a pathway which gives access to a lean to shed which is approximately 10' x 10'. To the side of the timber shed there is a pedestrian access point and a pedestrian gate leading back to the front of the property. To the other side of the garden there is a further stone paved area and there is further access to the side of the property with gated pedestrian access to the front but could be gated giving further access to the front garden.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

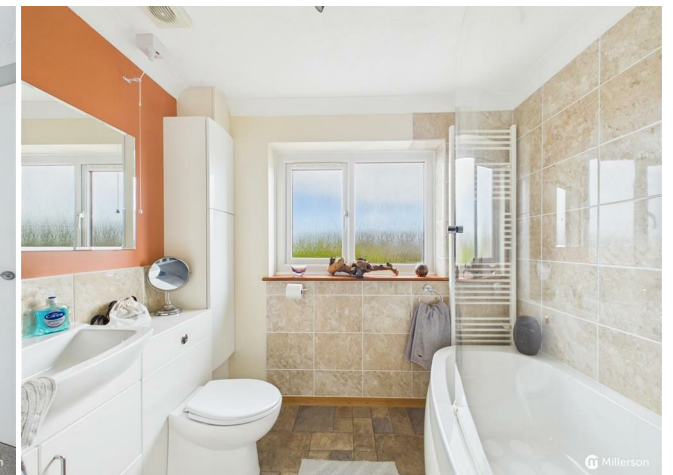
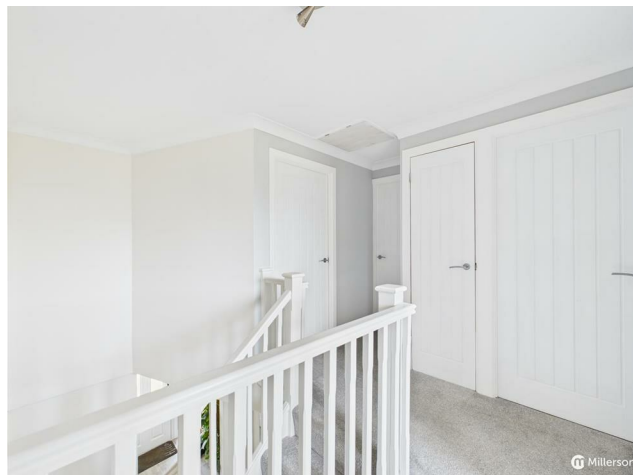
Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains



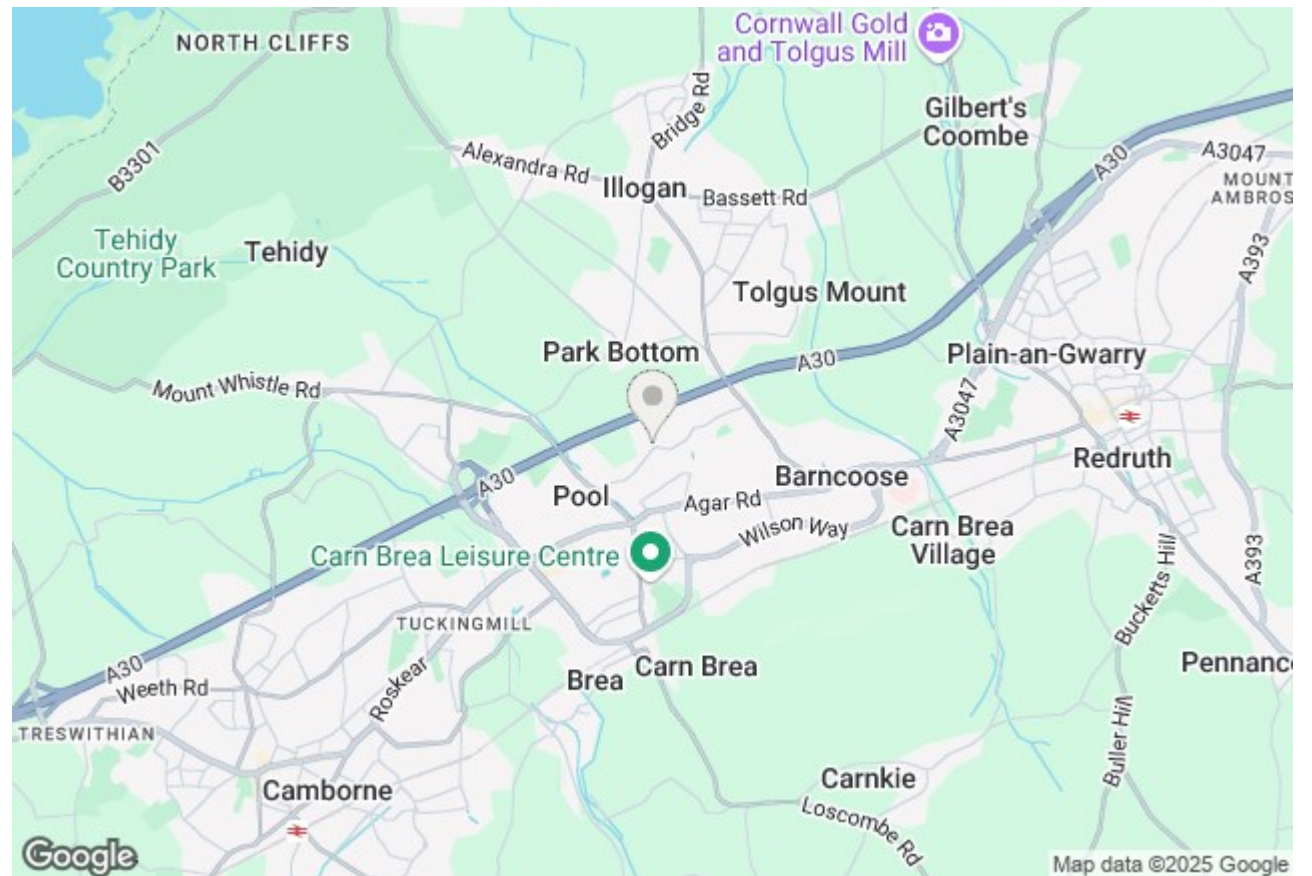


Heating: Central heating  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great  
 Parking: Garage, Driveway, and Private  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 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: None  
 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.







## 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

01726 72236

## Contact Us

29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)

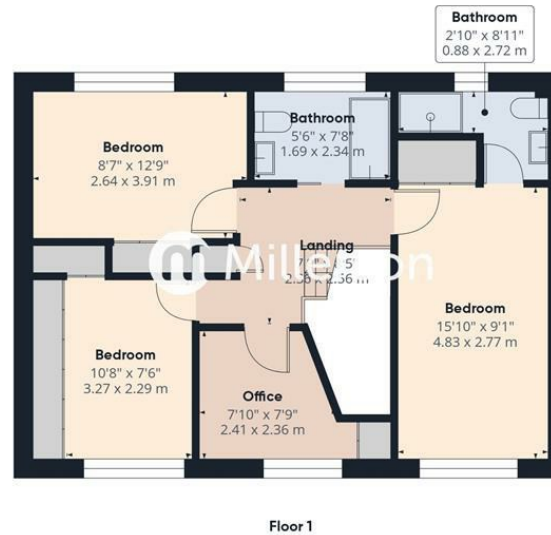
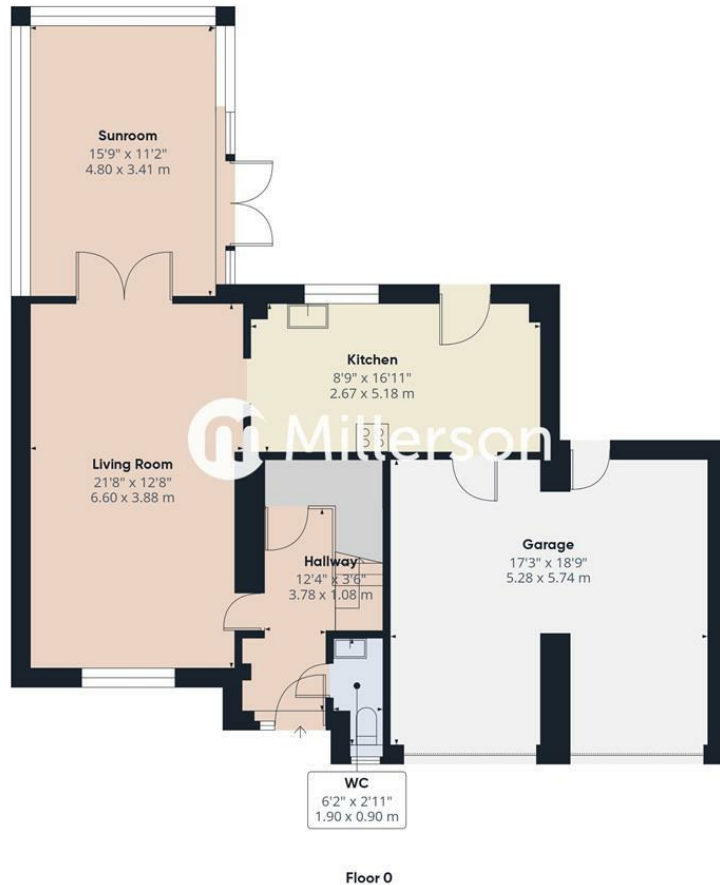
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Approximate total area<sup>(1)</sup>

1618 ft<sup>2</sup>

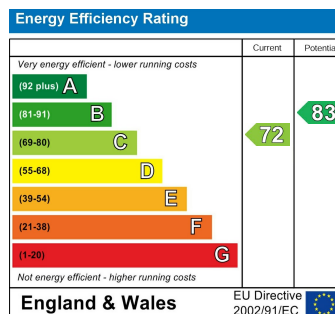
150.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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