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# BILL BANNISTER

Sales & Lettings



## 6 Highburrow Court

Pool, Redruth, TR15 3DD

**Guide price £229,000**



Situated in a convenient location close to amenities and offered with no onward chain, this modern family house benefits from three bedrooms, a lounge, separate dining, fitted kitchen, first floor bathroom and a ground floor cloakroom. The property is double glazed and this is complemented by gas heating. Externally there is an enclosed south facing rear garden, a garage and parking facilities.





Tucked well away from the road in a corner location, this modern end house of three offers family sized accommodation. There is an entrance vestibule and hallway with a cloakroom, a door through to the lounge, a separate dining room and a fitted kitchen. Laminate flooring is used in two of the rooms. To the first floor there are three bedrooms, two of which have double wardrobes and the landing has a deep cupboard plus loft access. There is a family bathroom that includes an electric shower. Heating is via a gas system and this is of course complemented by double glazing with the dining area having French doors to the rear. Externally there is a garage, on site parking for several vehicles and an enclosed south facing rear garden. The property is within perhaps a quarter of a mile of multiple shopping facilities, the leisure centre and bus services. Offered with no onward chain.

ENTRANCE VESTIBULE

Doorway to:

HALLWAY

With stairs to the first floor.

CLOAKROOM

With a wash hand basin and a low level wc.

LOUNGE

16'5" x 9'10" (5.01m x 3.00m)

Laminate flooring and an understairs storage cupboard.

DINING ROOM

9'2" x 7'8" (2.81m x 2.36m)

With laminate flooring, double doors to the rear garden and a radiator.

KITCHEN

8'1" x 7'6" (2.48m x 2.31m)

Single drainer stainless steel sink unit plus plenty of working surfaces with splash backs and cupboards and drawers beneath. Complementary eye level units and a wall mounted Ideal gas combi boiler. Gas hob, electric oven and a cooker hood. Tiled floor and space for white goods.

FIRST FLOOR

BEDROOM 1

11'10" x 9'4" (3.61m x 2.87m)

With a mirrored door double wardrobe and a radiator.

BEDROOM 2

9'10" x 9'4" (3.01m x 2.87m)

With a double wardrobe and a radiator.

BEDROOM 3

8'0" x 5'10" (2.45m x 1.80m)

With a radiator.

LANDING

With loft access and a built-in cupboard.

BATHROOM

Panelled bath with a tiled surround, an electric shower, curtain and rail. Pedestal wash hand basin with a tiled back and a low level wc. Ladder radiator and an extractor fan.

OUTSIDE

There is a pathway to the front of the property and to the side there is a hard standing for several vehicles. GARAGE 5.31m x 2.34m (17'5 x 7'8) with an up and over door and a rear pedestrian door. There is an enclosed sunny south facing rear garden.

DIRECTIONS

Approaching Pool from Redruth at the mini roundabout turn left towards the leisure centre. At the roundabout go left passing the leisure centre on your right, continue along here and there is a small turning on the right hand side marked Highburrow Court. Proceed to the end and the property is located in the corner.

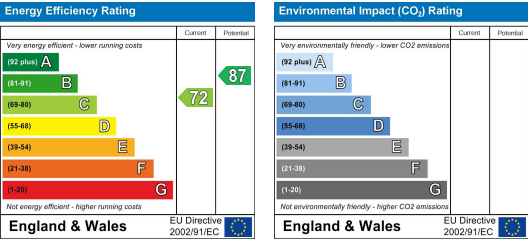
Area Map



Floor Plans



Energy Efficiency Graph



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