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BILL BANNISTER

Sales & Lettings



Karenza Trevingey Road

Redruth, TR15 3DG

Guide price £489,950



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Situated in a popular residential location on the St Uny side of Redruth, this is a spacious and very adaptable five bedroom detached home. The fifth bedroom is presently used as an office and has access to eaves storage. There is a family bathroom with a tub bath and a separate shower cubicle. To the ground floor there is a recessed porch and hallway leading to a generous sitting room having a light and airy feel to it with a focal fireplace and hearth plus an inset wood burning stove. A separate dining room is provided with open access to the conservatory that takes full advantage of the sun. The kitchen is excellently presented with a good range of units and incorporates a Range cooker. There is a laundry room to the side, a cloakroom is provided and an internal access to the large garage with open access to an equally large attached workshop. The property is heated by a gas fired system and there is double glazing. From the rear elevation there are fine views over the town down to the north coast and from part of the front elevation you are able to see Carn Brea castle and monument. The exterior of the property is designed with ease of maintenance in mind being mostly chippings, stone and a small amount of paintwork. To the front there is a lawned front garden together with turning and parking for several vehicles and at the beginning of the development driveway there are flower borders. The rear garden is very well enclosed and backs onto the tennis club. It offers quite a good degree of privacy combined with low maintenance having an astro-turf lawn, raised borders and several patios. There is also a side lawned garden. Trevingey gives good access to the town on foot via Church Lane. There is a very popular fish and chip shop close by and the property is within approximately a quarter of a mile of bus services.

RECESSED PORCH

With a part coloured glass front door to:

HALLWAY

Stairs to the first floor with chrome spindles.

CLOAKROOM

Tiling and wood panelling. WC and wash hand basin. Obscure glazed window.

LOUNGE

19'2" x 11'9" (5.85m x 3.60m)

A light and airy room with a large window to the front elevation. Focal point wood burning stove with a stone surround and slate hearth. A recess is provided and there are several wall lights.

DINING ROOM

10'5" x 9'8" (3.20m x 2.96m)

Patio doors to the rear and a radiator. Open access to:

CONSERVATORY

10'0" x 9'6" (3.05m x 2.90m)

Dual aspect with double doors to the outside. Radiator and splendid views to Carn Brea.

KITCHEN

17'3" x 9'11" (5.28m x 3.03m)

Again light and airy with two windows to the rear elevation. One and a half bowl stainless steel unit plus a very good array of working surfaces with cupboards and drawers beneath, splash backs and an inset Range cooker plus a dishwasher. Further storage is provided by shelving and some eye level cupboards. There is a stand alone unit providing a further working surface and storage beneath to the rear wall.

UTILITY

10'4" x 6'6" (3.16m x 1.99m)

Door to the rear, single drainer stainless steel sink unit and working surfaces. Tiled floor, eye level cupboard and space for white goods.

FIRST FLOOR

BEDROOM 1

13'8" x 10'5" (4.17m x 3.18m)

Recess with a hanging rail. Two generous linen

cupboards being partly shelved. Radiator and a window to the front elevation.

BEDROOM 2

9'5" x 9'4" (2.88m x 2.87m)

Window to the front elevation, a wardrobe, a recess and a radiator.

BEDROOM 3

9'6" x 9'6" (2.92m x 2.90m)

Radiator and a window to the rear with a similar view.

BEDROOM 4

8'8" x 9'6" (2.66m x 2.90m)

Double wardrobe, a radiator and a view towards the coast.

BEDROOM 5/OFFICE

11'2" x 12'1" (3.41m x 3.69m)

Currently used as an office and having a Velux roof light looking towards the coast. Recess giving access to storage and further loft access. Radiator.

LANDING

Loft access.

FAMILY BATHROOM

8'9" x 6'6" (2.69m x 1.99m)

A tub bath, a pedestal basin and a wc. Separate corner shower cubicle with a mains shower, sliding doors and tiled walls. A recess, two obscure glazed windows, a ladder radiator, extractor fan and spot lighting.

OUTSIDE

There is a good sized GARAGE with an electric up and over door and benches. Adjoining this is a generous purpose built store ideal perhaps as a workshop and certainly a useful asset to the property. Double gates lead to a tarmac turning/parking area and gives access to a lawned area. At the front of this small development on the upper side is a long flower bed. To the side there is a lawned garden being well enclosed with a good view and giving access to the conservatory. The rear garden is rectangular and backs onto the tennis courts. It has astro-turf, a raised pathway to the rear with a tap and an outside double socket. To the rear boundary there are raised borders being well stocked and giving a good degree of colour. To one corner is a sheltered barbeque area with bamboos and this should take advantage of the sun.

DIRECTIONS

From our office in Redruth proceed through West End and turn left by the long stay car park into Coach Lane. At the top bear right into Trevingey Road and you will see our For Sale board on the right some two hundred yards down.



Road Map



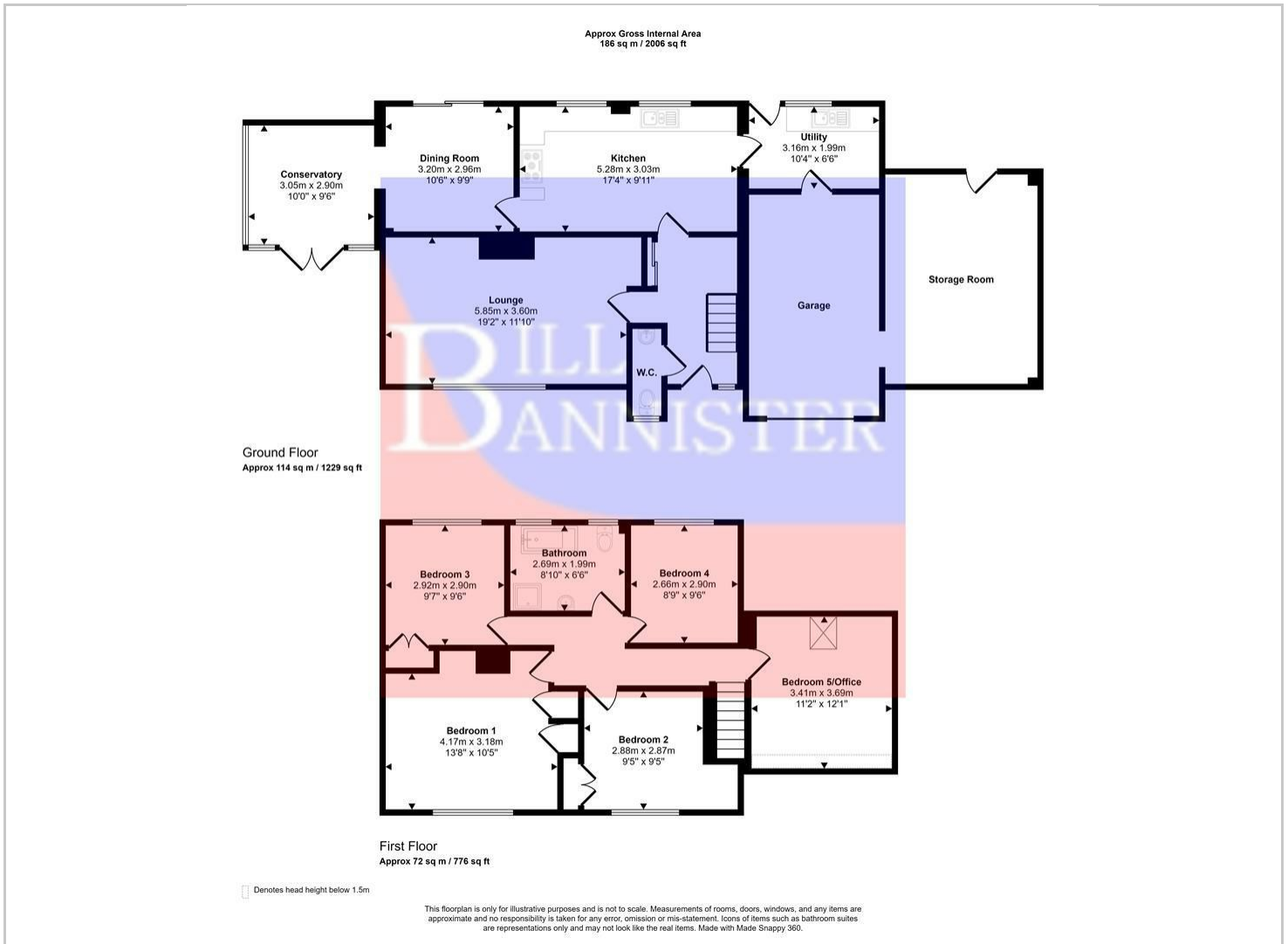
Hybrid Map



Terrain Map



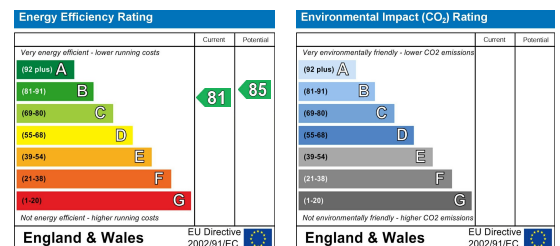
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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