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BILL BANNISTER

Sales & Lettings



2 Nicholas Avenue

Four Lanes, Redruth, TR16 6QF

£299,950



Immaculately presented by the current owners, this modern semi detached house offers well proportioned family living accommodation. There is a lovely open plan lounge/diner/fitted kitchen with the bonus of a good sized utility room and ground floor wc. There are three first floor bedrooms and a family bathroom plus the benefit of a converted attic/fourth bedroom. The property is double glazed and this is complemented by LPG heating. Externally there is parking to the front for several vehicles and an enclosed rear garden with a large shed.



Offered for sale is this well presented modernised four bedroom semi detached house situated in the popular village of Four Lanes. The ground floor has a light and airy aspect with an open plan lounge/kitchen/diner. The lounge area has a focal point electric fire with the dining area having a focal point multi fuel burner. Patio doors lead off both the lounge and the dining room to the rear garden. The kitchen is well appointed with plenty of storage and benefits from a built-in induction hob, cooker hood and a pyrolytic oven. There is a good sized separate utility room with space and plumbing for a washing machine and tumble dryer with further storage cupboards and there is also a downstairs WC. To the first floor there are three bedrooms plus a converted attic/fourth bedroom. Two of the bedrooms on the first floor have built-in storage and the attic room has built-in under eaves storage with two of the cupboards being of a very good size. The attic room has three Velux windows with one being a safety window. The bathroom has a panelled bath with an electric shower over. The property has propane gas heating and this is complemented by double glazing.

Externally the rear garden has been well thought out being well enclosed and having a lawned area with a raised patio seating area. There is outside power and an outside tap. The large shed is a great benefit having power connected and being insulated with a metal roof, making it a very usable space. To the front there is off road parking for three vehicles with a coal/wood store and the propane gas bottles.

The property is located in the village location of Four Lanes which offers a convenience store/post office, a primary school and public houses. A bus route runs through the village giving access to Helston and Redruth. Redruth town is approximately two and a half miles away where further local amenities can be found including schools, shops and a main line railway to London. Pool is approximately three miles distant offering larger out of town multiples and access to the A30.

Obscure glazed door with coloured glass pattern leading to:

ENTRANCE HALLWAY

Double glazed window. Patterned glass panelled door leading to the lounge and a further patterned glass panelled door leading to the lounge/dining/kitchen area. Stairs leading to the first floor with a storage cupboard under.

OPEN LOUNGE/DINER/KITCHEN

LOUNGE AREA

10'5" x 18'2" (3.18m x 5.55m)

The lounge area focuses on an electric log effect fire with a wooden fire surround and slate hearth. Double glazed window to the front elevation and patio doors to the rear leading to the rear garden. Radiator and engineered oak flooring.

DINING AREA

12'0" x 9'10" (3.66m x 3.02m)

Focal point multi fuel burner set in a patterned ceramic tile recess. Patio doors to the rear garden and engineered oak flooring. Opening to:

KITCHEN AREA

6'6" x 8'3" (2.00m x 2.53m)

Well appointed with a range of eye level units having under unit lighting and base units with quartz effect work tops. There is a built-in induction hob with a cooker hood over and a pyrolytic oven below. Space and plumbing for a dishwasher. One and a half bowl composite sink and drainer. Tiled splash backs. Double glazed window to the side elevation. Click flooring and a door leading to:

UTILITY

9'4" x 7'8" (2.87m x 2.34m)

Space and plumbing for a washing machine and tumble dryer with storage shelves. There is a range of eye level units with under unit lighting and base units, one having a pull-out drawer with recycling storage. Quartz sink and drainer. Tiled splash back. Double glazed window. Door leading to the rear garden. Door leading to:

WC

Low level wc. Wash hand basin with cupboard under. Electric towel radiator. Obscure double glazed window.

FIRST FLOOR

LANDING

Double glazed window overlooking the park. Doors leading to:

BEDROOM 1

9'8" x 10'2" (2.97m x 3.12m)

A double bedroom with built-in wardrobes having hanging rails, drawers and shelves. A further built-in wardrobe over the stairs with a hanging rail and shelves. Two double glazed windows with a dual aspect. Radiator.

BEDROOM 2

7'4" x 9'7" (2.26m x 2.94m)

A double bedroom with a recess having storage shelves. Double glazed window. Radiator.

BEDROOM 3

7'3" x 8'2" (2.23m x 2.49m)

A built-in cupboard with a hanging rail and shelves. Double glazed window with a view over the park. Radiator.

BEDROOM 4/ATTIC ROOM

Having been previously used as a bedroom this room has power and a radiator. There are three Velux windows with one being a safety window. Although the loft has been converted there is still ample storage with under eaves storage cupboards, two of them being approximately 12ft.

BATHROOM

6'11" x 5'6" (2.11m x 1.70m)

Panelled bath with an electric shower over and a glass screen. Vanity sink unit with storage beneath and a quartz top. Low level WC. Part tiled walls. Extractor fan. Two obscure double glazed windows. Victorian style towel radiator.

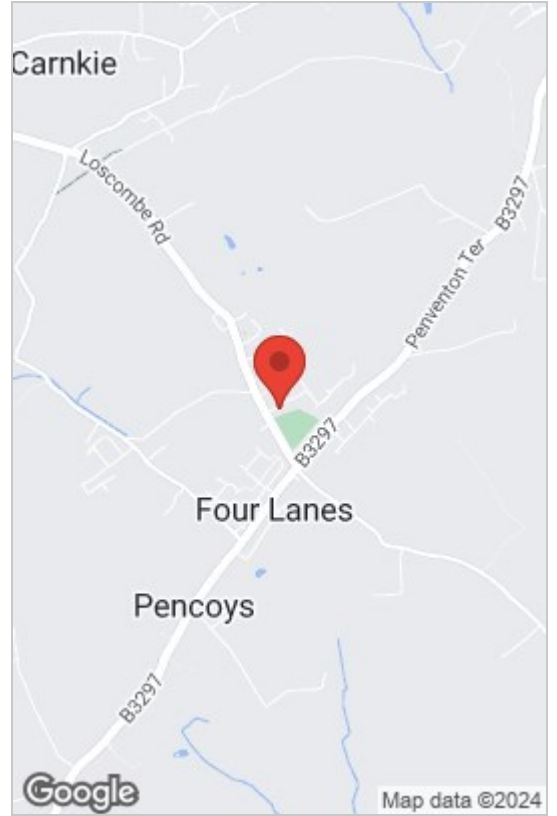
OUTSIDE

To the rear of the property there is a well presented enclosed garden with outside power and taps. To one side there is a lawned area having a central paved path leading to the patio doors off the dining area. To the other side there is a raised patio seating area and patio doors leading off the lounge. There is also the benefit of a LARGE SHED 6.10m x 3.10m (20' x 10'2") which has been insulated with power connected and a metal roof. To the side of the property there is a gate giving access to the front where a coal/wood store can be found and the propane gas bottles, There is off road parking for three vehicles and two useful storage units ideal for recycling with one having power connected. The first floor exterior elevation has upvc cladding for ease of maintenance.

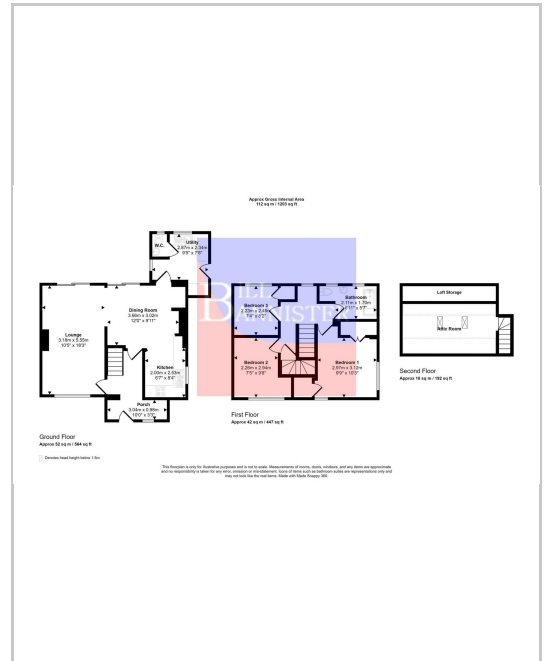
DIRECTIONS

From our office in Redruth proceed along Penryn Street, into Falmouth Road and all the way up to the five crossroads and traffic lights. Turn right towards Helston and follow the road into the village of Four Lanes. Proceed through the village and turn right opposite the square into Loscombe Road. Take the first right into Nicholas Avenue and the property will be found on the right hand side.

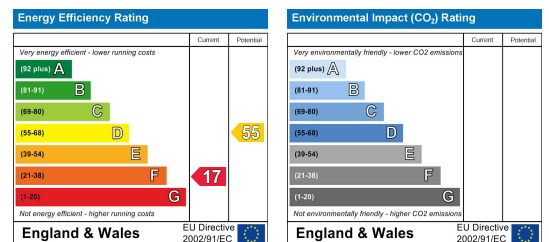
Area Map



Floor Plans



Energy Efficiency Graph



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