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BILL BANNISTER

Sales & Lettings



Treview Consols Road

Carharrack, Redruth, TR16 5RA

Guide price £399,950



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Situated in a quiet location on the outskirts of the village of Carharrack we are pleased to offer this spacious four bedroomed detached bungalow. The bungalow offers spacious and versatile living accommodation with a lounge, a kitchen/diner, utility, family bathroom and four bedrooms. The kitchen/diner is an L shaped room with a breakfast bar dividing the two areas. The kitchen is well appointed having a good range of eye level and base units with space for white goods. Leading off from the kitchen is a separate utility with space and plumbing for white goods. Three of the bedrooms are doubles and one being a single with the master having the benefit of built-in wardrobes as well as an en-suite shower room. One of the bedrooms is currently being used as an office and has a built-in desk and storage cupboards which could easily be removed if required. In the master bedroom there is access to the loft which has been separated into three rooms with two being boarded and having power connected plus a double glazed window overlooking neighbouring fields. Outside there is ample parking to the front which would accommodate several vehicles and in addition to this there is a large detached shed which is insulated and has power connected. To the side there is gated access leading to a patio area and rear garden which is enclosed making it a safe haven for children and pets alike with a patio and lawned area. The property has oil central heating and this is complemented by double glazing throughout.

The property is located on the outskirts of the village of Carharrack surrounded by fields and bridal paths offering countryside walks. The village has the benefit of a local shop and a Chinese takeaway, a village hall and a park. We consider Carharrack to be a central location with Falmouth being within approximately eight miles, Redruth two miles and Truro eight miles.

Obscure glazed patterned door leading to:

INNER HALLWAY

With the benefit of a storage cupboard with coat hooks. Doors leading to:

LOUNGE

9'1" x 17'9" (2.77m x 5.43m)

Double glazed window to the rear elevation overlooking the garden. Radiator. Wooden sliding doors with glass panels leading to:

KITCHEN AREA

7'1" x 17'1" (2.17m x 5.21m)

A well appointed kitchen with ample storage having a range of eye level and base units with plenty of work surface areas including a breakfast bar. There is space for a fridge/freezer, dishwasher and a cooker with a cooker hood over. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. There is a larder style cupboard housing the Worcester oil boiler plus storage shelves. Two double glazed windows with a dual aspect. Door leading to the utility/sun room.

DINING AREA

11'7" x 9'6" (3.55m x 2.90m)

Double glazed window. Radiator. Opening to the kitchen area.

UTILITY/SUN ROOM

12'2" x 6'10" (3.72m x 2.10m)

Having space and plumbing for a washing machine and tumble dryer with work top over plus a stainless steel sink and drainer. Double glazed window. Door leading to the rear garden.

BEDROOM 1

10'2" x 8'10" (3.11m x 2.70m)

A double room with the benefit of two built-in wardrobes with hanging rails, storage shelves and lighting. Double glazed window to the rear elevation. Radiator. Loft access with a built-in ladder. There are three loft rooms with two being boarded having lighting and a double glazed window. Door leading to:

EN-SUITE

6'8" x 5'0" (2.05m x 1.54m)

Walk-in shower with an Electric Mira shower head over. Pedestal wash hand basin. Low level WC. Ladder style towel radiator. Extractor fan. Obscure double glazed window.

BEDROOM 2

8'5" x 9'4" (2.59m x 2.86m)

A double room with built-in mirrored wardrobes with a hanging rail and shelf. Double glazed window to the front elevation. Radiator.

BEDROOM 3/OFFICE

10'7" x 8'0" (3.24m x 2.44m)

A double bedroom currently being used as an office with a built-in desk and storage cupboards. Double glazed window to the front elevation. Radiator.

BEDROOM 4

9'11" x 8'7" (3.03m x 2.63m)

A single room with a double glazed window to the side elevation with views over a field. Radiator.

BATHROOM

4'11" x 7'9" (1.51m x 2.37m)

Having a panelled bath with an electric Mira shower head over and a glass screen. Vanity sink unit with storage beneath and a wall mounted mirrored medicine cabinet above. Low level WC. Ladder style towel radiator.

Extractor. Built-in shelved storage cupboard. Double glazed frosted window.

OUTSIDE

9'3" (2.83)

To the front of the property there is parking for several vehicles plus the benefit of a detached storage shed 4.64m x 2.83m (15'2 x 9'3) which is a very useable space being insulated with mains power connected having a separate consumer unit. The front of the property is lined with trees and mature shrubs making it private. A side gate gives access to a patio to the side and a further gate leads to the rear of the property where there is a well presented enclosed garden laid to a patio area with steps leading up to a lawned area surrounded with raised beds having mature shrubs, a pagoda and a palm tree.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and up to the top of Lanner Hill. Continue over the brow of the hill and turn left into Pennance Road. Follow this road all the way through to the village of Carharrack. Proceed through the main street and turn right by the church passing the playing field on the right and Mills Hall on the left. As the road bears sharply left turn right and immediately right into Consols Road. Treview is the second to last bungalow on the right hand side identified by a For Sale board.



Road Map



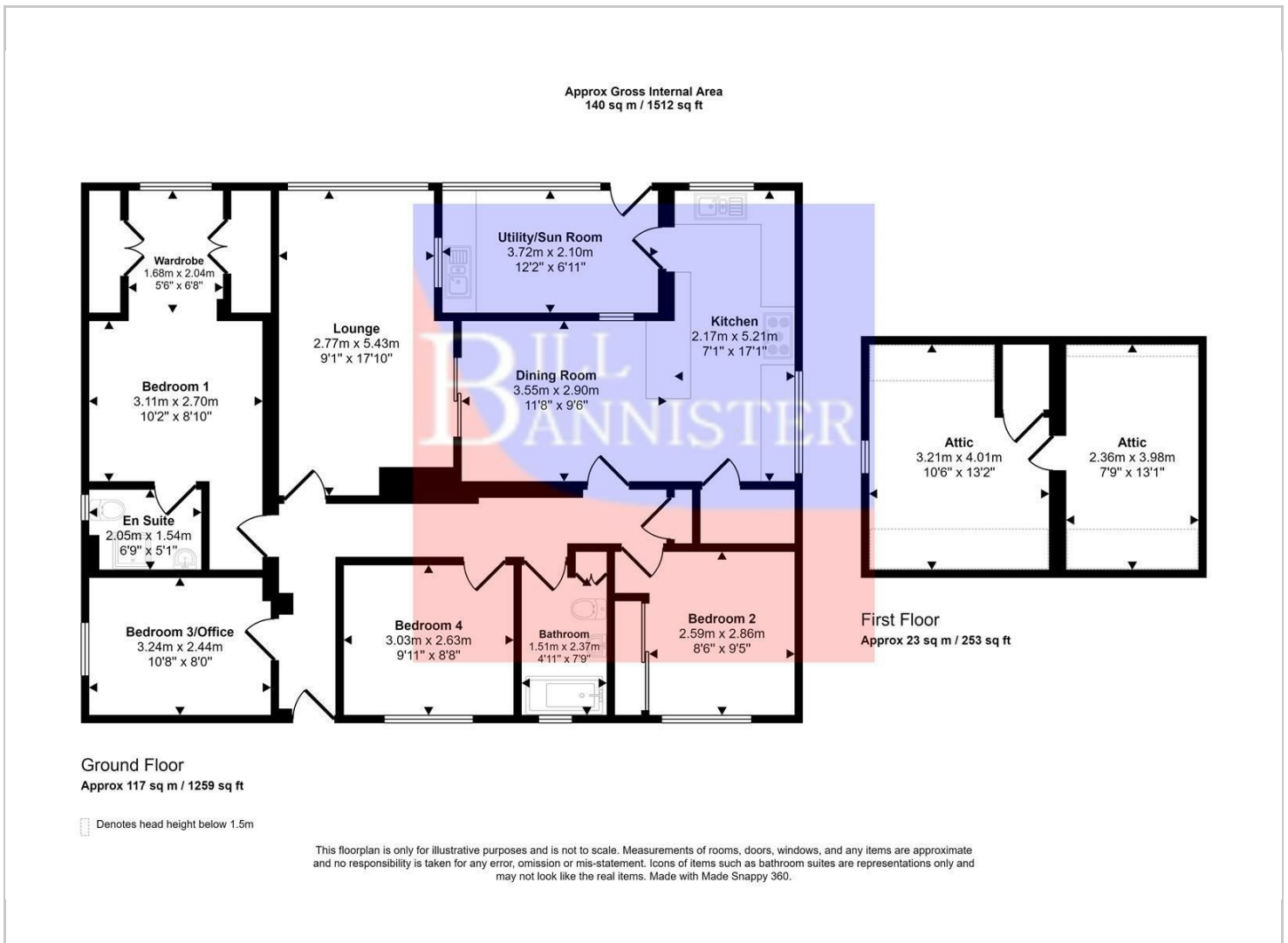
Hybrid Map



Terrain Map



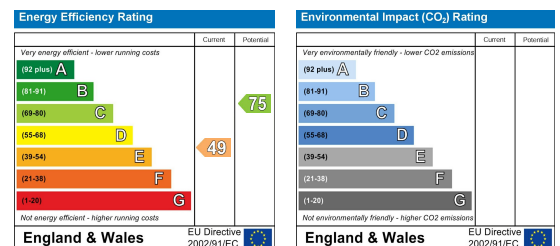
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.