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# BILL BANNISTER

Sales & Lettings



## Menabilly, 4 Knights Way

Mount Ambrose, Redruth, TR15 1NL

**Guide price £429,950**



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Set in a select area and quiet location just off Knights Way, we are pleased to bring to the market this three bedroom detached bungalow with quite extensive gardens and offering views from various aspects towards the north coast, St Agnes and beyond. The property itself benefits from three bedrooms with a detached garage, parking for two vehicles plus gas central heating, a conservatory, a family bathroom and a separate wc. Externally there are patio areas and the rear garden is mainly laid to lawn with a plethora of mature bushes and shrubs. The bungalow is of high specification and the kitchen benefits from a Smeg double oven with a five ring burner, matching splash back and an extractor hood plus granite work surfaces. This really is a superbly presented property and an early inspection is recommended. The property is offered with no onward chain.

## **STORM PORCH**

With pillars and a upvc obscure glazed door with matching side panel to:

## **HALLWAY**

Radiator, built-in double cupboard with sliding doors, shelving, light and a wall mounted Worcester gas boiler. Further built-in cupboard with shelving and a light. Two radiators and loft access (we understand from the vendor this is partially boarded, insulated and has a light).

## **LOUNGE**

**16'6" x 12'4" (5.04m x 3.78m)**

Window overlooking the front of the property with views towards St Agnes Beacon. Inset feature pebble gas fire and a radiator.

## **KITCHEN/DINER**

## **KITCHEN**

**10'7" x 12'3" (3.25m x 3.75m)**

Fitted with a range of eye level and base shaker style units with tiled surrounds and granite work surfaces. Smeg free standing double oven with a five ring gas burner, stainless steel splash back and matching extractor hood. One and a half bowl stainless steel sink with waste disposal, dishwasher and integrated washer/dryer, granite breakfast bar and a radiator. Tiled floor and a window overlooking the rear garden.

## **DINING AREA**

**8'2" x 12'11" (2.51m x 3.96m)**

The dining area has a radiator and French doors leading to:

## **CONSERVATORY**

**9'11" x 8'9" (3.04m x 2.68m)**

Tiled floor, wall lighting and a low level block built wall with glazing. Sliding door leading to the patio and rear garden area.

## **BATHROOM**

**6'3" x 9'0" (1.92m x 2.75m)**

Fully tiled with a corner shower cubicle and sliding doors with a wall mounted shower. Corner Jacuzzi style bath, low level wc and a built-in wash hand basin with shelving to either side. Wall mounted mirror, recessed lighting, obscure glazed window to the rear and a stainless steel ladder towel rail.

## **SEPARATE WC**

Low level wc, built-in wash hand basin and an obscure glazed window to the rear.

## **BEDROOM 1**

**11'8" x 12'1" (3.57m x 3.70m)**

Window overlooking the rear garden and a radiator.

## BEDROOM 2

9'6" x 12'4" (2.91m x 3.78m)

Window to the front elevation and a radiator. Built-in wardrobes with shelving, hanging rail and overhead storage plus bedside cabinets.

## BEDROOM 3

9'3" x 9'3" (2.83m x 2.84m)

Window overlooking the front garden. Built-in wardrobes with overhead storage and bedside cabinets. Radiator.

## OUTSIDE

To the front a private driveway leads to a GARAGE with an electric up over door, window to the side, power and lighting. The driveway provides parking for a further two vehicles. A paved pathway leads to the front door with a garden either side being mainly laid to lawn with decorative beds, a raised border containing mature shrubs, bushes and trees. There is gated access to both sides of the property and a water butt. To the rear there is a raised flower, outside tap and water butt. A patio area leads to a further paved area with a large garden shed. There are further raised beds containing mature bushes and shrubs with ornamental curved steps leading to the garden which is laid mainly to lawn again surrounded by a mixture of mature bushes and

shrubs. There are stunning views towards the north Cornish coast.

## DIRECTIONS

From our office in Redruth proceed along Penryn Street and at the traffic lights turn left into Station Hill. At the next set of lights continue up the hill passing the railway station on your left and on into Higher Fore Street. At the junction continue straight on through East End and follow this road all the way up to the mini roundabout at the top of Mount Ambrose. Proceed down the hill and turn left into Knights Way and then first left where the property will be found tucked away in the left hand corner.



## Road Map



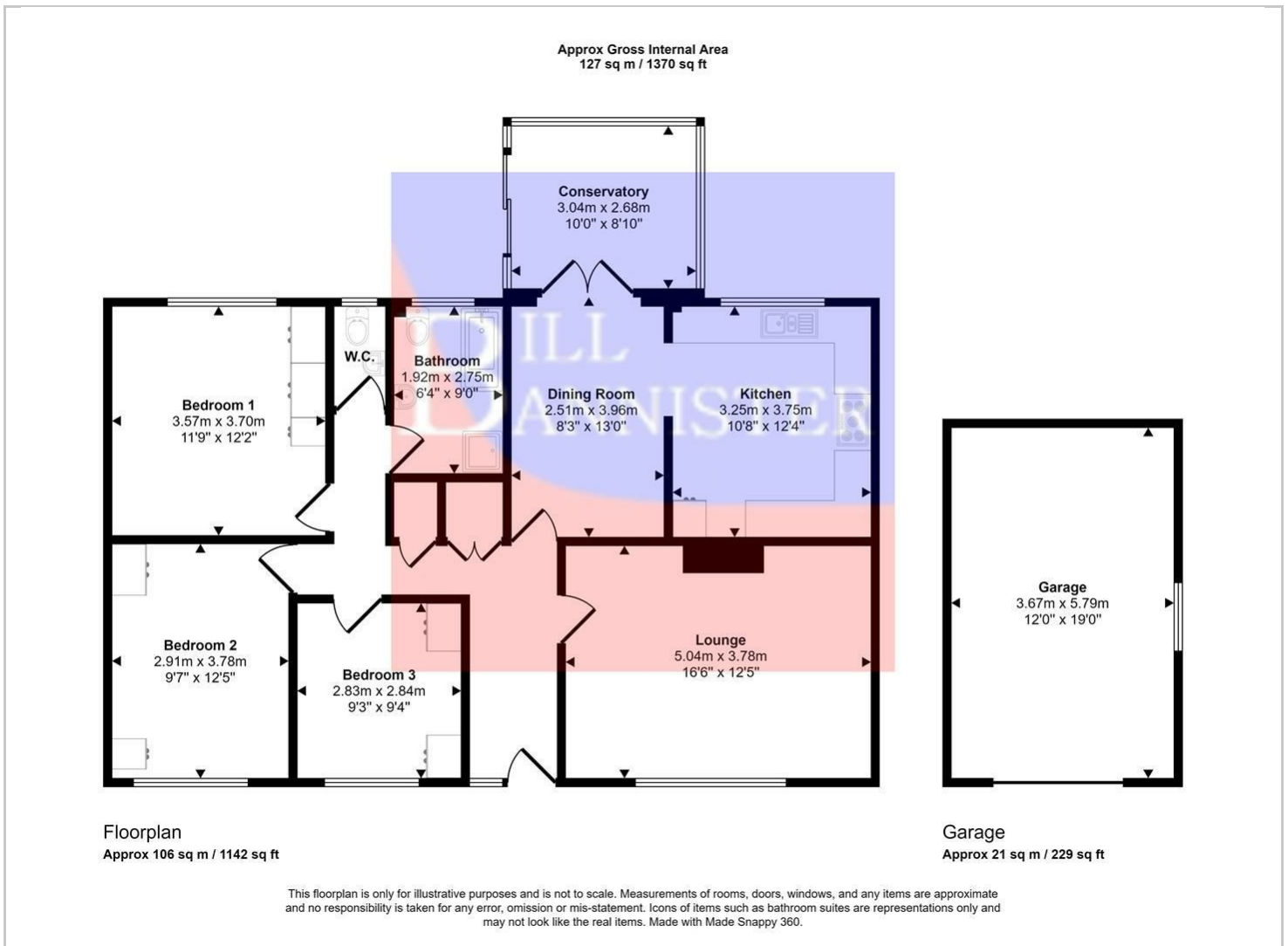
## Hybrid Map



## Terrain Map



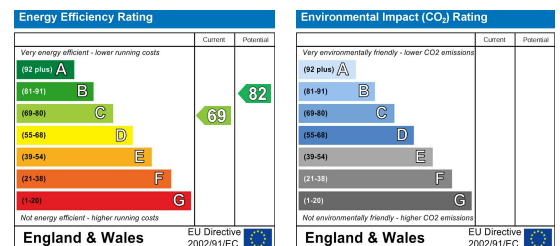
## Floor Plan



## 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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