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Sales & Lettings



## Highfield Gew Terrace

Redruth, TR15 1PF

**£275,000**



This well presented bay windowed semi detached house benefits from family sized accommodation and is offered with no onward chain. There are three bedrooms, a lounge opening to a dining area, a fitted kitchen, utility room and a well appointed shower room. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear with the bonus of an office having power connected.





Offered for sale with no onward chain is this semi detached character family sized home located on the Truro side of Redruth. As soon as you walk in the front door you get a spacious feel with high ceilings and a wide hallway with beautiful tessellated tiles. Doors lead off to the lounge/diner which is an open plan room with an archway between the two areas. Both have ceiling roses and the lounge area has a focal point gas fire with an ornate tiled surround. The kitchen provides ample storage with a range of units plus a tiled alcove with a Kenwood five ring gas cooker. Further to the kitchen there is a separate utility area. The shower room has been modernised with a shower unit having a rainfall and hand held shower head over. To the first floor there are three bedrooms with the master having a bay window and there is also the benefit of an upstairs WC. At the front of the property there is an enclosed garden and both neighbouring properties have created parking to the front which may be possible subject to the necessary planning permission. The rear garden is also well enclosed being laid to lawn with raised bedding areas. There is also the benefit of an office with power connected plus a double glazed window and an attached store.

The property is located on the Truro side of Redruth convenient for the A30, with a convenience store at the end of the road plus bus services through to Truro. Redruth town centre is less than a mile away offering a range of local amenities and a main line railway to London.

Obscure glazed door with coloured rose pattern leading to:

#### HALLWAY

Giving you a spacious feel as soon as you walk in the door with a high ceiling and tessellated tiles. Stairs lead to the first floor with two storage cupboards beneath, one being shelved. Radiator. Doors leading to:

#### LOUNGE/DINER

11'3" x 11'1" + 11'1" x 12'0" (3.43m x 3.39m + 3.40m x 3.66m)

An open plan room with an archway between the lounge and dining area. The lounge has a focal point gas fireplace with an ornate tiled surround and wooden mantel. Double glazed bay window, a ceiling rose and a radiator. The dining area has a double glazed window to the rear elevation, a further ceiling rose and a radiator.

#### KITCHEN

9'11" x 11'10" (3.03m x 3.62m)

The kitchen offers a good range of storage units consisting of eye level, base units and drawers. Two of the eye level units have glass fronts. A tiled alcove houses the large Kenwood cooker with a five ring gas hob. Space and plumbing for a dishwasher. Composite sink and drainer. Tiled splash back. Vaillant gas combination boiler. A door with a double glazed window to the side leads to the utility. Door leading to the shower room.

#### UTILITY

5'0" x 6'11" (1.54m x 2.11m)

With further storage units and a work top area plus space and plumbing for a washing machine and tumble dryer.

#### SHOWER ROOM

9'6" x 7'8" (2.92m x 2.36m)

A modern shower room consisting of a shower cubicle with a rainfall head and handheld shower head over. Pedestal wash hand basin with a wall mounted mirrored medicine cabinet above and a low level WC. Part tiled walls and Respatex splash backs to the shower and wash hand basin. Ladder style towel radiator. Two obscure double glazed windows.

#### FIRST FLOOR

##### LANDING

Double glazed window with a view over to fields. Loft access and doors leading to:

##### BEDROOM 1

11'2" x 11'0" (3.41m x 3.37m)

With a double glazed window and a radiator.

##### BEDROOM 2

10'0" x 13'6" (3.06m x 4.13m)

With a double glazed bay window giving views over to Carn Brea. Radiator.

##### BEDROOM 3

6'7" x 8'7" (2.03m x 2.63m)

With a double glazed window and a radiator.

##### WC

Low level WC and a pedestal wash hand basin.

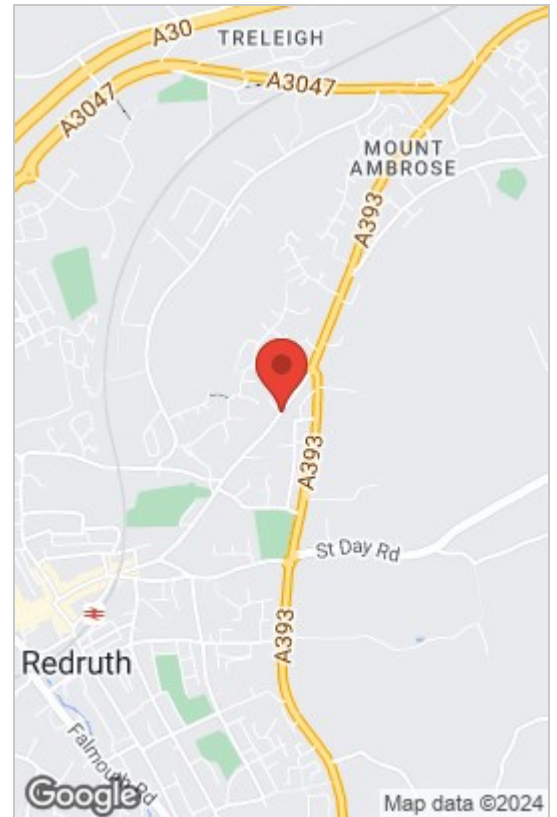
#### OUTSIDE

To the front of the property there is an enclosed garden with a path leading to the side gate giving access to the rear garden. Steps and a path lead to the front door with lawns to either side and a bedding area. The rear garden is well enclosed with a path leading to the OFFICE 4.37m x 1.77m (14'4 x 5'10) having power connected and a double glazed window plus a store attached. There is a lawned area and two raised beds.

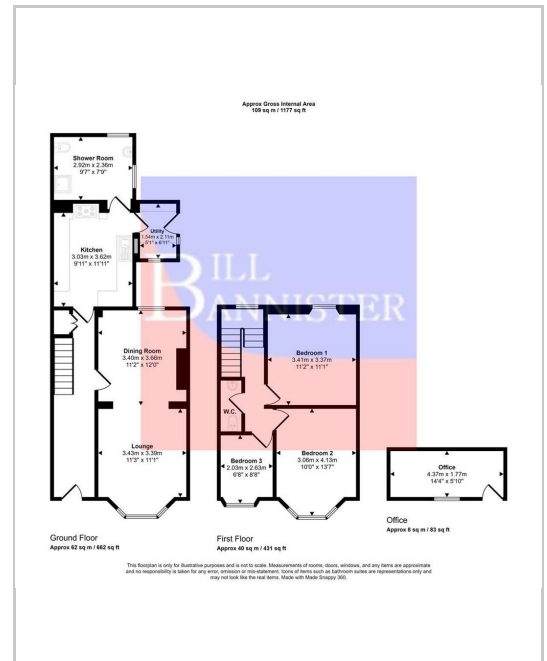
#### DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the first set of lights into Station Hill. At the next set of lights continue straight on passing the railway on the right hand side and on into Higher Fore Street. At the junction proceed straight on through East End and after passing Furniture World on the right hand side, the property will be found a little further up on the right.

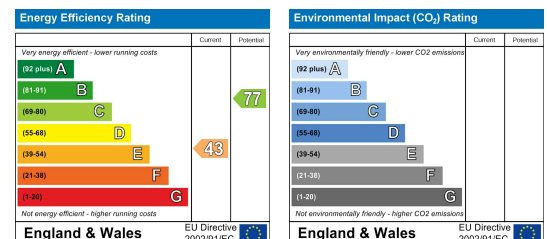
## Area Map



## Floor Plans



## Energy Efficiency Graph



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