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Sales & Lettings



5 Carknown Gardens

Redruth, TR15 2LG

£285,000



Situated in a popular residential location on the Falmouth side of Redruth, this modern semi detached house benefits from three bedrooms, a lounge, a well fitted kitchen/diner and a first floor family bathroom. The property has gas fired heating and this is complemented by double glazing. Externally there is a garage with driveway parking and the bonus of a purpose built office. To the rear there is a lovely well enclosed garden with raised decking and a lawned area bordered by mature shrubs.



This modern semi detached house is well presented by the vendors and it offers family sized accommodation with three good bedrooms and an outlook from the first floor at the rear. To the ground floor there is a porch and hallway, a living room and access to the well fitted kitchen/diner. The property has double glazing and this is complemented by gas fired heating with the residue of a building certificate. Externally there is a lawned front garden with driveway parking and a garage plus the bonus of a purpose built office/shed. To the rear there is a raised decked area with balustrades and a further well enclosed garden area being laid to lawn with mature shrubs and borders.

ENTRANCE PORCH

With a radiator and door to:

HALLWAY

Stairs to the first floor.

LOUNGE

13'6" x 14'5" (4.12m x 4.40m)

With a radiator and an understairs cupboard.

KITCHEN/DINER

16'8" x 9'8" (5.10m x 2.97m)

With an aspect to the rear and patio doors. One and a half bowl single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, splash backs and complementary eye level units. Space for white goods, wall mounted Worcester gas combi boiler and a radiator.

FIRST FLOOR

LANDING

With an airing cupboard.

BEDROOM 1

9'0" x 10'9" (2.75m x 3.30m)

Triple sliding door built-in wardrobes and a radiator.

BEDROOM 2

9'10" x 8'11" (3.01m x 2.73m)

Triple sliding door built-in wardrobes, radiator and a pleasant open aspect.

BEDROOM 3

7'4" x 7'8" (2.26m x 2.36m)

With a radiator.

SHOWER ROOM

6'3" x 5'9" (1.93m x 1.77m)

Walk-in wipe clean shower cubicle with a screen together with a mains shower. Enclosed wash hand basin with a splash back. Low level wc and a radiator.

OUTSIDE

The front garden is laid to lawn with a central path and driveway parking leading to a GARAGE 2.81m x 5.34m (9'3 x 17'6) with an up and over door, a rear pedestrian door and space for white goods. Just behind here there is a purpose built OFFICE/SHED 2.38m x 1.69m (7'10 x 5'7) which has been dry lined and insulated with power connected. The rear garden has been very thoughtfully laid out with a raised decked area having balustrades and an open aspect. There is a further established and enclosed garden area with lawns, borders and mature shrubs.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth through Southdowns. At the mini roundabout turn left and take the second turning left into Carknown Gardens. Bear round to the right and the property will be found on the left hand side.

AGENTS NOTE

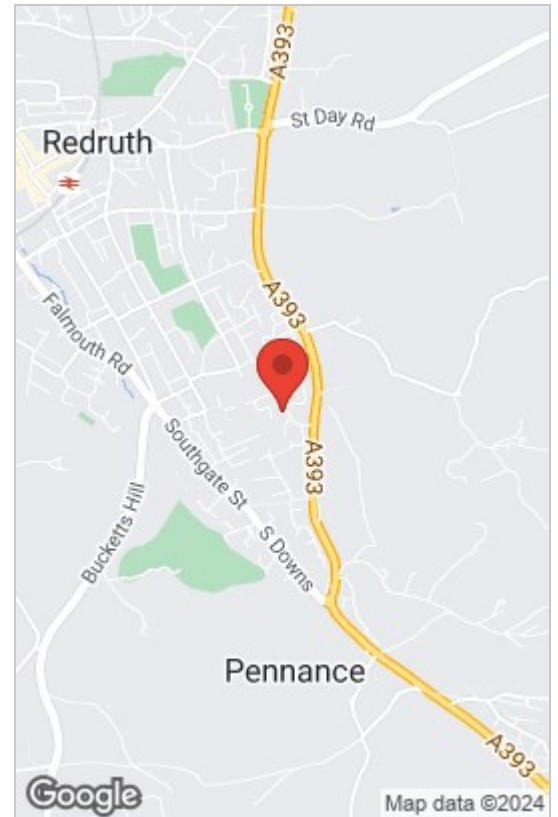
TENURE: Freehold.

COUNCIL TAX BAND: B.

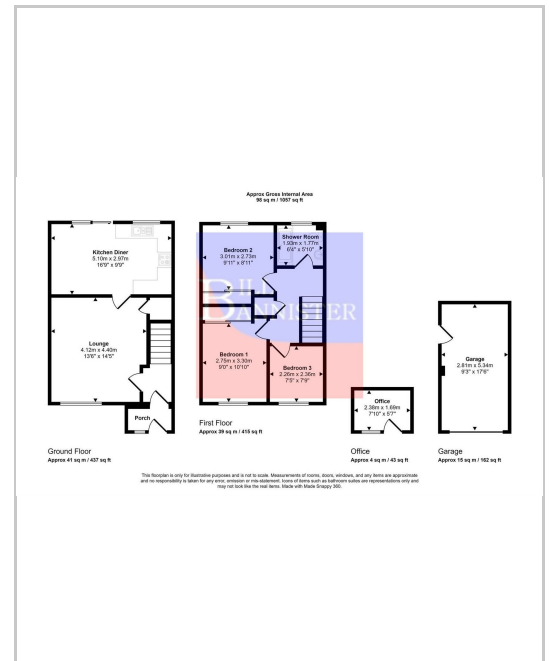
SERVICES

Mains drainage, mains metered water, mains electricity and mains gas.

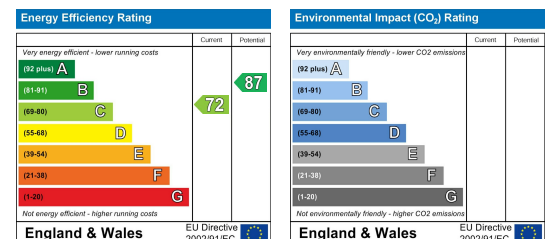
Area Map



Floor Plans



Energy Efficiency Graph



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