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Sales & Lettings



## Panorama Highway Lane

Redruth, TR15 1SE

**Guide Price £449,950**





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This immaculately presented three/four bedroom detached bungalow has been delightfully modernised to a very high standard by the current vendors. The property itself is situated in a highly sought after location within close proximity to Redruth. The current vendors have converted the garage to incorporate a bedroom, utility/bathroom and a sun room. Set within a good sized plot, it has a gated entrance offering parking for several vehicles, the front garden being laid mainly to lawn with borders of mature bushes and shrubs. It benefits from a summerhouse ideally sited to take advantage of the finer weather conditions. To the rear there is a large shed, a greenhouse, a patio/bbq area with several outside power points and views to towards the north coast. Internally the property benefits from a double aspect lounge with a feature fireplace, a modern well appointed kitchen to incorporate many integrated appliances, a further three bedrooms and a family bathroom. There is much to commend this property and viewing is highly recommended to appreciate the property in its entirety.

Composite front door with central obscure glazed panel and internal handle leading to:

## **L SHAPED HALLWAY**

Fully carpeted with a radiator and a upvc double glazed window with venetian blind overlooking the rear aspect. Loft access to a partially boarded loft with a light. Door to:

## **LOUNGE/DINING ROOM**

**11'7" x 23'6" (3.55m x 7.17m)**

A generous dual aspect room with a upvc double glazed window and a venetian blind overlooking the front aspect and a upvc double glazed window with a venetian blind overlooking the rear aspect. Feature fireplace with a flame effect electric fire. Radiator and a slatted cupboard housing services. Double glazed upvc double doors leading to:

## **SITTING ROOM**

**8'9" x 6'4" (2.68m x 1.94m)**

Laminate flooring, radiator and upvc double glazed sliding patio doors to the rear garden. Door to:

## **SHOWER ROOM/UTILITY**

**8'4" x 7'0" (2.55m x 2.14m)**

With a low level wc and a fully tiled shower cubicle with a

thermostatic shower. Wall mounted towel radiator. Stainless steel sink and drainer with tiled splash backs, a storage cupboard under and a roll edge worktop. Upvc double glazed window to side passage, plumbing for white goods and space for tumble dryer, Door to:

## **BEDROOM 4**

**8'3" x 9'5" (2.53m x 2.88m)**

Radiator and a upvc double glazed window with venetian blind overlooking the front aspect.

## **KITCHEN**

**7'8" x 7'7" + 8'1" x 11'7" (2.35m x 2.32m + 2.47m x 3.54m)**

Engineered oak flooring and quartz worktops with upstands. Glass framed stainless steel sink and drainer. Upvc double glazed window with venetian blind overlooking the rear aspect. Kettle water system offering boiling water and filtered drinking water as well as normal hot and cold water flows. Fitted with a comprehensive range of grey gloss eye level and base units with drawers and integrated handles. Built-in Neff hob with extractor over. Quartz worktop breakfast bar with upstands and integrated fridge under. Integrated Neff oven/grill with separate integrated Neff microwave above. Integrated tall freezer and integrated Hotpoint dishwasher. Radiator and double upvc double glazed patio doors opening onto the generous patio area. Door to hallway.

## **FAMILY BATHROOM**

**5'8" x 8'4" (1.75m x 2.56m)**

Fully tiled with an L shaped right handed bath with a screen and an Aqualisa electric shower over. Rectangular countertop wash hand basin with drawer storage and integrated handles below plus a mirrored double medicine cabinet above. Low level wc, towel radiator and two obscure glazed high level windows.

## **BEDROOM 1**

**9'5" x 14'6" (2.88m x 4.43m)**

Two built-in wardrobes both containing hanging space and shelving. Upvc double glazed window with venetian blind overlooking the front aspect and a upvc double glazed window with venetian blind overlooking the side aspect. Radiator.

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## BEDROOM 2

9'8" x 7'4" (2.95m x 2.25m)

Built-in wardrobe containing hanging space and shelving, radiator and a upvc double glazed window with venetian blind overlooking the rear aspect.

## BEDROOM 3/STUDY

7'7" x 10'4" (2.32m x 3.15m)

Upvc double glazed window with venetian blind overlooking the front aspect and a upvc double glazed window with venetian blind overlooking the driveway. Built-in storage cupboard and a radiator.

## OUTSIDE

A generous tarmac driveway leads down to the front of the property offering parking for several vehicles. Ample street parking is also available if required. The front garden is well enclosed with a lawned area and single borders that feature a range of trees, mature bushes and shrubs. There is a CORNER SUMMERHOUSE 2.44m x 2.13m (8' x 7') and a low level walled border. To the side there is a LARGE SHED 3.54m x 2.40m (11'7 x 7'10) and a side path leading to a generous partially raised patio having bricked neat edging and glass balustrade to the lawned rear garden. There is an enclosed timber storage housing waste and recycling plus a timber BBQ surround and a double garden bench with a timber surround. A raised bed contains mature shrubs and a glass balustrade forms a well defined boundary with raised garden beds. There is also a GREENHOUSE 2.60m x 2.00m (8'6 x 6'6).

## DIRECTIONS

From our office in Redruth proceed along Penryn Street and take the first turning left at the traffic lights into Station Hill. At the next

set of lights continue straight on passing the railway station and on into Higher Fore Street. At the junction continue straight on through East End and up to the mini roundabout. Proceed over the brow of the hill into Mount Ambrose and take the first turning right towards Redruth Highway where the property will be found on the left hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

## SERVICES

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

Broadband highest available download speeds - Standard 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Likely, O2 Likely, Vodafone Limited (sourced from Ofcom).





Road Map



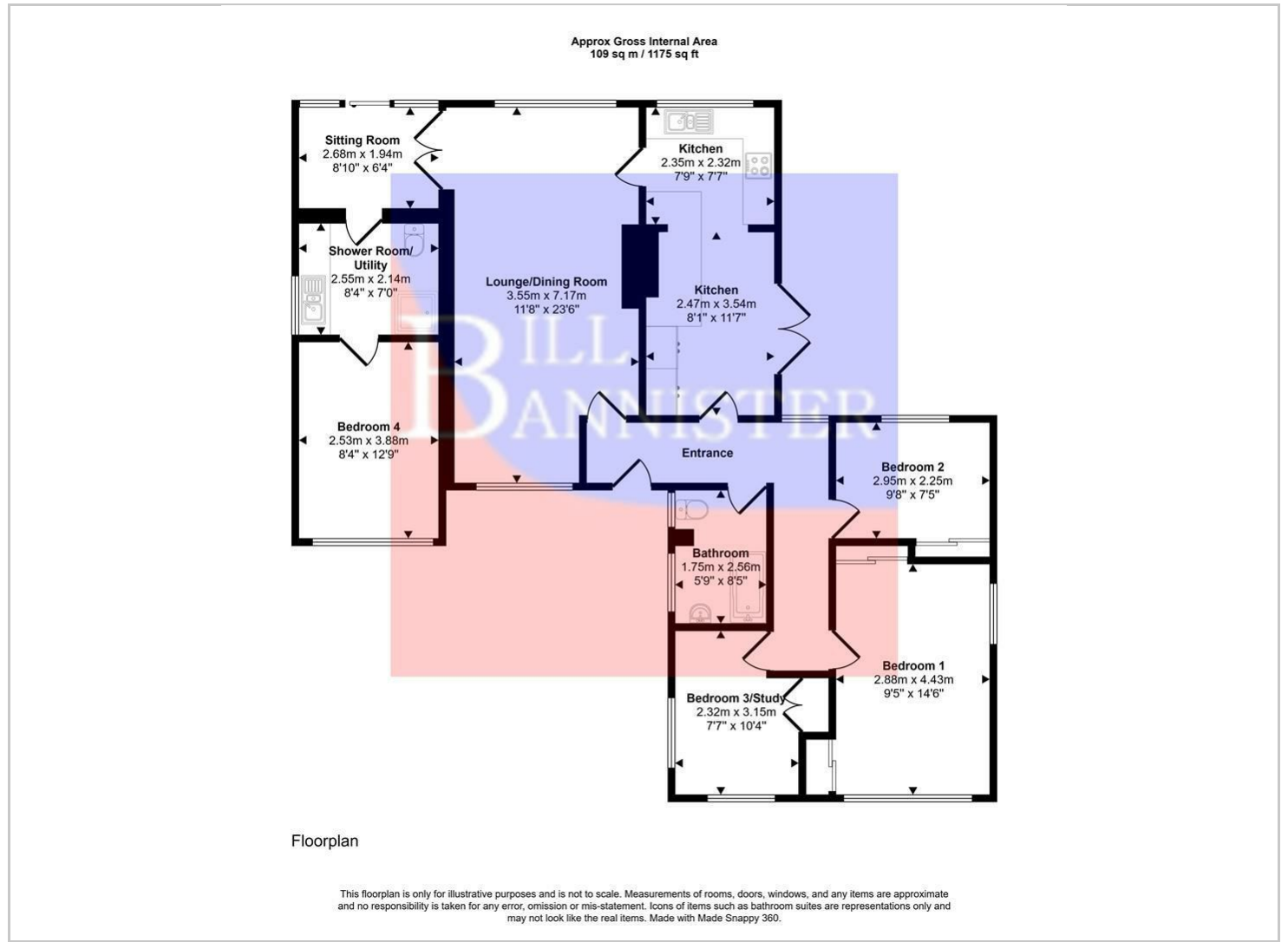
Hybrid Map



Terrain Map



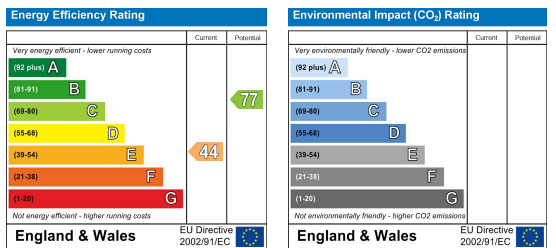
Floor Plan



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.