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BILL BANNISTER

Sales & Lettings



St. Kitts Clifton Road

Park Bottom, Redruth, TR15 3UD

Guide price £350,000



Situated in a popular residential area, this link detached bungalow offers well presented family sized living accommodation. The property benefits from three bedrooms, a lounge, a separate dining room, a fitted kitchen and a family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are well enclosed gardens to front and rear, a garage with an attached outhouse and driveway parking.



An early viewing is highly recommended as we are pleased to offer for sale this well presented, impressively modernised three bedroom link detached bungalow set on a good sized plot. Situated in a very popular location close to local amenities, this property, with a rural outlook to the front, is ideally placed in the hamlet of Park Bottom. Internally the property has three bedrooms, two of which have the added benefit of built-in wardrobes, a modernised family bathroom, an expansive lounge, a generous sized dining/socialising area and a double aspect modern kitchen housing a number of built-in appliances. Externally there is a well tended front garden, mainly laid to lawn with a driveway to the garage. A spacious and functional rear garden offers a degree of privacy with a growing feature, a shed, a greenhouse and an outhouse offering additional storage space.

Upvc front door with matching obscure double glazed sized panels leading to:

ENTRANCE PORCH

5'10" x 6'4" (1.78m x 1.94m)

Door leading to an expansive lounge and a second door leads to a generous sized dining room.

LOUNGE

10'11" x 16'2" (3.33m x 4.95m)

Upvc double glazed window overlooking the front aspect, driveway and surrounding countryside with a radiator beneath. Further radiator and a built-in bookcase. Focal multi fuel burner set on a decorative hearth. Door to hallway.

DINING ROOM

11'0" x 18'3" (3.36m x 5.57m)

Roll edge work surfaces with storage cupboards under. Ceramic Quba floor tiles and built-in floor to ceiling storage cupboards with shelving. Upvc double glazed window overlooking the front aspect with radiator beneath. Archway leading to:

KITCHEN

7'1" x 9'8" (2.17m x 2.97m)

A dual aspect room with a range of eye level and base storage cupboards and drawers. Built-in Neff oven, grill and microwave and a built-in Neff gas hob. Single stainless steel sink and drainer with mixer tap and roll edge work surfaces with tiled splash backs. Plumbing for white goods and a tiled floor. Upvc double glazed window overlooking the front aspect and a upvc double glazed window overlooking the rear aspect with a radiator beneath. Upvc twin panelled obscure double glazed door leading to the rear of the property.

HALLWAY

7'9" x 7'11" (2.37m x 2.43m)

Laminate flooring and a storage/airing cupboard with a radiator. Loft access which is fully boarded and houses the boiler.

FAMILY BATHROOM

8'3" x 6'6" (2.54m x 2.00m)

Fully tiled with a wash hand basin having a vanity unit below and a low level wc. Bath with a thermostatic shower over and a glass shower screen. White gloss storage cupboard with mirrored medicine cabinet above. Radiator with a mirror above and a light over. Obscure upvc double glazed window to the side aspect.

BEDROOM 1

11'5" x 9'7" (3.50m x 2.94m)

Two sets of built-in wardrobes and a upvc double glazed window overlooking the rear aspect with a radiator under.

BEDROOM 2

9'5" x 10'9" (2.89m x 3.29m)

Built-in wardrobe and a upvc double glazed window overlooking the rear aspect with a radiator under.

BEDROOM 3

8'5" x 8'3" (2.59m x 2.54m)

Upvc double glazed window to the side aspect with a radiator under. Laminate flooring continuing from the hallway. There is a standalone Schrieber four door wardrobe, two of which are mirrored and will be remaining.

OUTSIDE

There is gated access to the front of the property with a low level stone wall topped with coping stones. The front garden is laid mainly to lawn which is split by a path leading to the front door with a tiled step and borders to the side housing mature shrubs and bushes. A driveway leads to the GARAGE 5.56m x 2.77m (18'2" x 9'1") with a remote controlled electric roller door and a mineral felt roof. At the rear of the garage is an ATTACHED OUTHOUSE 3.06m x 1.87 (10' x 6'1") at the widest point, with a mineral felt roof. The rear garden is enclosed by a tall block wall and there is a paving slab patio area which houses a SHED 3.05m x 1.71m (10' x 5'7") with a mineral felt roof. There is block wall to the rear of the garden with trellises attached which will remain. A block wall borders the neighbouring property and a there is log store by the side gate and a vegetable growing area bordered on two sides by the patio. GREENHOUSE 2.44m x 1.83m (8' x 6').

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Continue on through Higher Broad Lane and over the A30 into Broad Lane. Take the next turning left into Spar Lane and then first left into Clifton Road where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

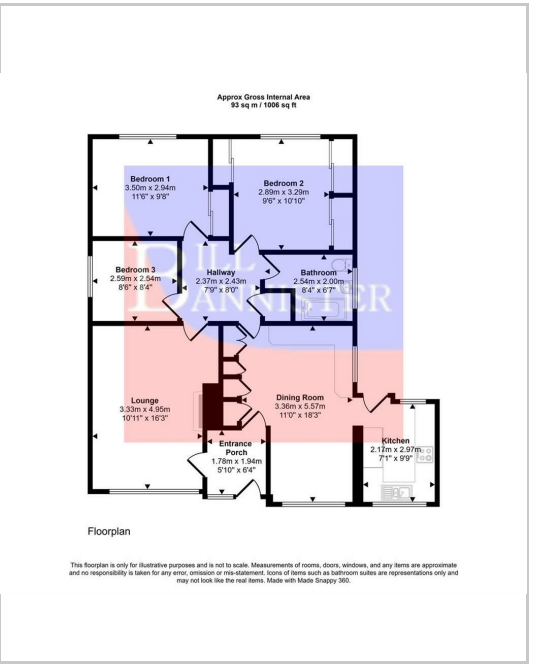
Broadband highest available download speeds - Standard 3 Mbps, Superfast, 80 Mbps (sourced from Ofcom).

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

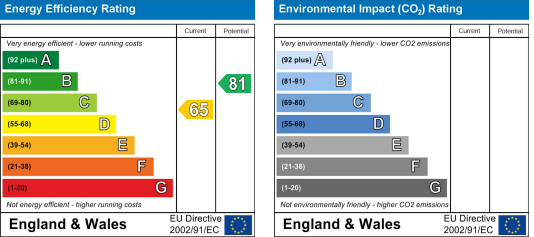
Area Map



Floor Plans



Energy Efficiency Graph



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