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BILL BANNISTER

Sales & Lettings



22 Boskenna Road

Four Lanes, Redruth, TR16 6LS

£229,950



This extended and updated modern semi detached bungalow offers well presented accommodation and is situated in a popular village location. It benefits from two bedrooms, a lounge, a fitted kitchen/diner, a shower room and the bonus of a rear conservatory. The property is double glazed and this is complemented by a combination of air source heating and electric heaters. Externally there is a well enclosed rear garden, a garage in a block and parking.



Tucked away in a cul-de-sac location, this is a well presented semi detached bungalow which over the years has been updated and extended. There is a upvc porch leading through to the lounge, two bedrooms, one of which has been extended, a generous kitchen/diner and a family shower room. The property has double glazing and there is also a rear conservatory. There are two forms of heating, one by an air source heat pump that feeds into two wall mounted units providing warm air as required and there are also electric heaters plus a Drimaster ventilation unit. Eco lighting is also provided with LED's. The extension provides a generous bedroom and attached to the well appointed kitchen there is now a dining area leading through to the conservatory. Externally there is a thoughtfully laid out low maintenance rear garden on two levels, well enclosed and having a garden shed. To the front there is a hard standing and within approximately 60ft there is a garage with parking in front. Level access is given to Four Lanes village which has bus services to Redruth and Helston, a post office/store and two public houses. There are plenty of country walks within the vicinity including some mining trails.

ENTRANCE PORCH

Of upvc construction and having a triple aspect. Door to:

LOUNGE

10'3" x 14'10" (3.14m x 4.54m)
A wall mounted air source convector and an electric radiator.

BEDROOM 1

8'0" x 8'3" + 8'3" x 7'6" (2.46m x 2.52m + 2.54m x 2.29m)
An extended room with an air source inlet and an electric radiator.

BEDROOM 2

8'4" x 9'0" (2.56m x 2.75m)
With an electric radiator.

INNER HALLWAY

With a Drimaster air circulation system.

KITCHEN/DINER

9'8" x 15'7" (2.97m x 4.75m)
Remodelled and having a single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath and acrylic splash backs. Complementary eye level cupboards are provided and there is a fitted oven, hob and cooker hood. Space for white goods and two cupboards, one with fitted shelving and the other being the former airing cupboard with some pipework remaining should someone wish to install a hot water cylinder. Patio doors to:

CONSERVATORY

8'3" x 6'4" (2.54m x 1.94m)
Overlooking the rear garden.

SHOWER ROOM

5'6" x 6'0" (1.68m x 1.83m)
Tiled shower cubicle with a glass screen and a Triton electric shower. Wall tiling and an electric ladder radiator. Enclosed wash hand basin and wc with cupboards beneath.

OUTSIDE

To the front there is hard standing and a GARAGE 2.37m x 4.80m (7'9 x 15'9) located in a block with an up and over door and parking to the front. There is a well enclosed and thoughtfully laid out rear garden with ease of maintenance in mind having paving, astro turf and a useful storage shed.

DIRECTIONS

From our office in Redruth take the main road towards Helston through to the village of Four Lanes. Turn right just before the office equipment shop into Loscombe Lane, take the first turning right into Boskenna Road and go straight ahead where the road bends around to the right and the property will be found at the top in the right corner.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, electric heaters and air source heating.

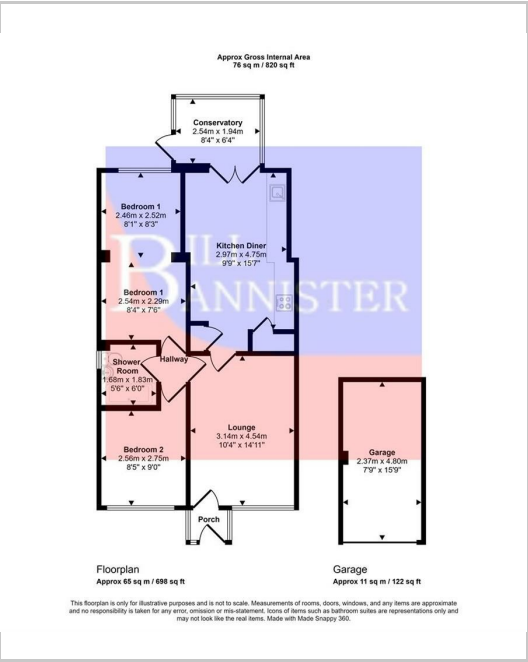
Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

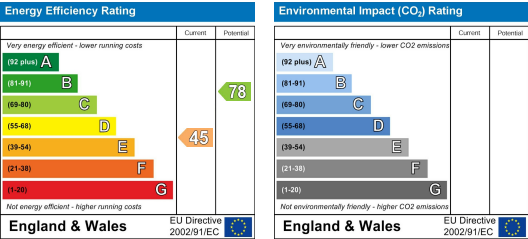
Area Map



Floor Plans



Energy Efficiency Graph



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