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BILL BANNISTER

Sales & Lettings



4 Kew Trenals

Park Bottom, Redruth, TR15 3FZ

£420,000



Offered for sale with no onward chain, this immaculately presented modern detached house is situated in a quiet location and offers four/five bedroomed family sized accommodation. The master bedroom has the benefit of an en-suite shower room and the ground floor study could be used as a fifth bedroom. There is a lounge, a well fitted kitchen/diner with appliances, a ground floor cloakroom and a first floor family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a garden to the front and a south facing enclosed rear garden, a garage and parking facilities.



An early viewing is highly recommended as we are delighted to bring to market this extremely modern and versatile four/five bedroom property in a particularly peaceful area yet within very easy reach of all local amenities. A continuous flooring style links the spacious and airy hallway with the lounge, furthermore leading to a study with potential to repurpose to a fifth bedroom. The ground floor also offers the convenience of a separate WC. The dual aspect kitchen/diner is given a huge touch of class and style by marble effect porcelain floor tiles. Packed with integrated appliances for that minimalistic style, the granite worktops add to the overall look and appeal of this delightful area that offers all the space required to prepare food, adjacent to the area for both family dining and socialising. French doors allow for light to flood in from the south facing garden. Access to the first floor comes via a switchback staircase which leads up to the wide and spacious landing. From there, a master bedroom is completed by en-suite facilities and the additional benefit of a built-in double wardrobe with sliding mirrored doors. The remaining three bedrooms are all of a generous size, offering great quality and spacious accommodation supported by a well equipped family bathroom. Externally a large fully enclosed and aforementioned south facing rear garden offers a delightful safe haven for children and pets alike. A single garage is complemented by an adjacent rear parking space with an option of a further space on the adjoining gravelled area. In the immediate area there is a park within walking distance as are other local amenities. A number of schools are also within close proximity. Redruth and Camborne town centres are equidistant. Further afield, the property is located close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and golf course in under ten minutes by car and the location is also within close proximity to many North Cornwall coastal towns and other surrounding attractions.

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

HALLWAY
16'8" x 10'4" max (5.10m x 3.15m max)
A very generous and spacious area with a boxed-in radiator. LVT Amtico flooring, stairs to the floor and an understairs storage cupboard and door to:

CLOAKROOM
Wall hung wc with tiled splash back and inset flush, a vanity wash hand basin with a light-up mirror above and an obscure double glazed window with a deep sill to the side aspect. LVT Amtico flooring and a radiator.

LOUNGE
10'8" x 14'9" (3.27m x 4.51m)
Upvc double glazed window overlooking the front aspect with a radiator under. LVT Amtico flooring.

STUDY/BEDROOM 5
10'9" x 6'10" (3.28m x 2.09m)
Upvc double glazed window overlooking the rear garden with a radiator under. LTV Amtico flooring

KITCHEN/DINER
21'10" x 8'8" (6.66m x 2.65m)
A dual aspect room with marble effect porcelain tiles throughout. Built-in integrated double oven and grill, space for a tall fridge/freezer and a built-in Lamona dishwasher, built-in Lamona hob with a glass splash back and extractor over. One and a half bowl composite sink and drainer, Worcester boiler and a upvc double glazed window overlooking the front lawned area and aspect. Two radiators, a range of eye level and base level storage cupboards and drawers with rolled edge granite worktops and upstands. Upvc double glazed French doors leading out onto a block paved patio.

Switch back stairs leading to the first floor with a upvc double glazed window and deep sill overlooking the rear garden and aspect.

FIRST FLOOR
LANDING
A spacious landing with a smoke alarm, storage cupboard with slatted shelving and a radiator. Loft access hatch.

MASTER BEDROOM
16'9" max x 10'8" (5.12m max x 3.27m)
Upvc double glazed window overlooking the front lawned area and aspect with a radiator under. Built-in double wardrobe with hanging space, shelving and sliding mirrored doors. Door to:

EN-SUITE SHOWER ROOM
5'5" x 5'6" max (1.67m x 1.70m max)
Low level wall hung wc with an inset flush and tiled splash back. Vanity wash hand basin with light up mirror above. Fully tiled shower cubicle with a thermostatic shower. Radiator and a upvc obscure double glazed window with deep sill to the side aspect.

BEDROOM 2
10'9" x 9'1" (3.28m x 2.77m)
Upvc double glazed window overlooking the rear garden and aspect with a radiator under.

BEDROOM 3
8'7" x 11'5" (2.63m x 3.48m)
Upvc double glazed window overlooking the rear garden and aspect with a radiator under.

BEDROOM 4
10'6" x 10'2" (3.21m x 3.11m)
Upvc double glazed window overlooking the front aspect with a radiator under.

FAMILY BATHROOM
6'9" x 6'9" (2.08m x 2.07m)
Wall hung low level wc with a tiled splash back and inset flush. Vanity wash hand basin with light up mirror above and a tiled splash back. Tiled bath with a partially tiled surround, mixer shower tap over and a glass shower screen. Upvc obscure double glazed window to the front aspect with a deep sill. Radiator.

OUTSIDE
The front garden is primarily laid to lawn split by a block paved path leading to the front door with a canopy over and a bin store. There is an outside tap and a further block paved path leads to the rear garden via a pedestrian gate. The L shaped rear garden is well enclosed being primarily laid to lawn with two separate lawned areas bordered by block paved paths. There is a block paved patio area immediately beyond the French doors and a raised border of shrubs. A block paved path leads to the rear of the garage with a upvc double glazed half clear door. GARAGE 5.70m x 3.19m (18'8 x 10'5) with an up an over door, lighting and power. A block paved pathway leads to the rear access gate and immediately the other side of the gate is a driveway providing parking for one vehicle plus to the side a gravelled area can accommodate a further vehicle.

DIRECTIONS
From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this road through Broad Lane, into Paynters Lane and up to the two mini roundabouts. Take the first turning left into Trevelyan Road and follow this road along taking the fourth turning left into Gwel Kann. Take the second turning left into Kew Trenals and the property will be found at the top on the right hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: D.

MAINTENANCE CHARGE: £181.42 per annum.

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

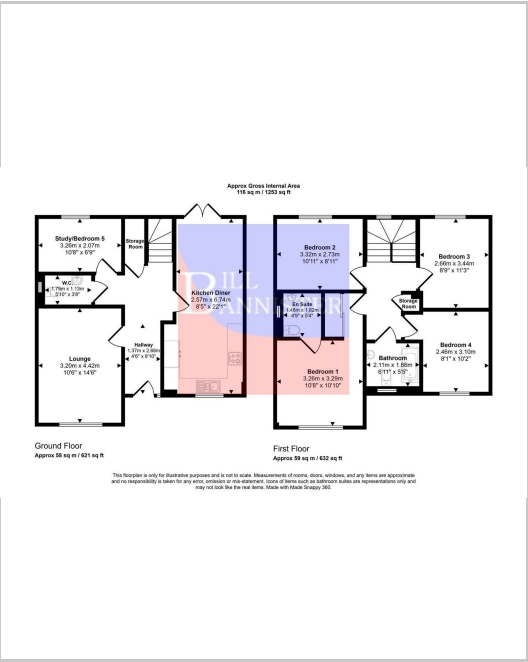
Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

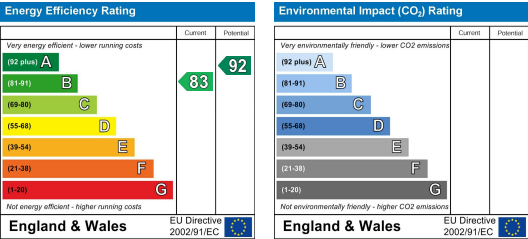
Area Map



Floor Plans



Energy Efficiency Graph



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