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Sales & Lettings



9 Colebrook Close

Redruth, TR15 1DW

£185,000



Offered as a CASH PURCHASE ONLY, this beautifully renovated detached bungalow is situated in popular residential area and benefits from two bedrooms, a lovely open plan lounge/dining room/fitted kitchen and a family bathroom. The property is double glazed and this is complemented by LPG gas heating. Externally there are gardens to both front and rear, a former garage which has been converted into a useful store room and driveway parking for up to three vehicles.



Delightfully renovated by the current vendors resulting in a flowing open plan space connecting the living, dining and kitchen areas, we are very pleased to bring to market this bright and airy two bedroom bungalow situated within walking distance of Redruth town centre. Engineered oak flooring throughout the hallway, living, kitchen and dining area enhances the connected feel which is nicely complemented by a natural fire set in a traditional slate and oak surround. Reclaimed cabinetry and shelving in the kitchen/dining area exude the rustic charm of a countryside home that offers openness and warmth. Two good sized bedrooms that overlook the rear space are complemented by a very well finished family bathroom where the vendors have added more creativity with several repurposed fittings also evidenced in other parts of the home. The living areas overlook a pleasant and varied front garden where three raised beds of vegetable seeds complement a lawned area with raised borders of fruit trees. A generous driveway accessed through countryside style gates offers parking for up to three vehicles behind which a repurposed single garage is situated. A good sized rear garden offers potential to further extend the property subject to the appropriate planning consent. Situated in a convenient location within walking distance to Redruth town centre where there are shops, cafes, a cinema and public houses. Other local amenities are also available, including a Tesco supermarket and schools within walking distance. A main line railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath beach is within fifteen minutes drive as well as many other local beaches and attractions being nearby.

A wooden front door with a double glazed clear glass panel leading to:

HALLWAY

Radiator, storage cupboard with slatted shelving, loft access, water tank and plumbing for a washing machine.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

LOUNGE AREA

9'11" x 16'4" (3.04m x 4.99m)

Open fire in a fireplace with a decorative slate heath and a sold oak surround having a fixed mirror above. Alcove to the side with solid wood bookshelves. Radiator. Wooden window frame with double glazing and fitted venetian blind.

KITCHEN/DINING AREA

8'10" x 13'2" (2.70m x 4.02m)

Double glazed French doors giving access to the front garden and overlooking the front elevation. Radiator. Gas hob with an extractor over, Smeg electric oven and grill. A range of low level cupboards and drawers with solid oak work surfaces and solid wood shelving. Tiled splash backs and a upvc double glazed window overlooking the side aspect.

BEDROOM 1

10'7" x 9'11" (3.23m x 3.04m)

Upvc double glazed window overlooking the rear garden and elevation with fitted venetian blind. Radiator.

BEDROOM 2

8'3" x 9'10" (2.52m x 3.00m)

Upvc double glazed window overlooking the rear garden and elevation with fitted venetian blind. Radiator.

FAMILY BATHROOM

5'2" x 6'1" (1.60m x 1.87m)

Low level wc, wash hand basin and a bath with a shower mixer tap. Half tiled walls throughout and a upvc obscure double glazed window to the side aspect. Wall mounted towel radiator.

OUTSIDE

To the front there are three brick built raised beds with patio slabs between. Steps give access to the path across the front of the property and a path to one side where the LPG gas bottles are stored. Walled steps lead up to the front door. and the garden is enclosed with a raised lawn and a raised stone border. There is a decorative pond and a border of fruit trees and plants. A driveway provides parking for up to three vehicles and this leads to a CONVERTED GARAGE 2.49m x 5.34m (8'2 x 17'6) which has been repurposed as a storage room with a upvc door having a double obscure glazed half panel, a frosted double glazed window, lighting and power. There is a twin external power socket and a wood built lean-to with a perspex canopy. Wrought iron gates lead to the rear garden on each side of the property.

DIRECTIONS

From our office in Redruth proceed along Chapel Street into Foundry Row and turn right opposite Kresen Kernow into Plain An Gwarry. Take the first turning left into Treleigh Terrace and then second left into Colebrook Close where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

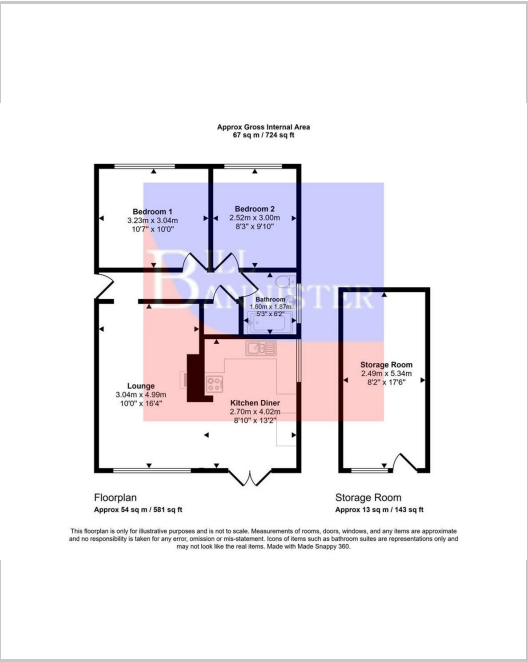
Broadband highest available download speeds - Standard 16 Mbps, Superfast 47 Mbps (sourced from Ofcom).

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

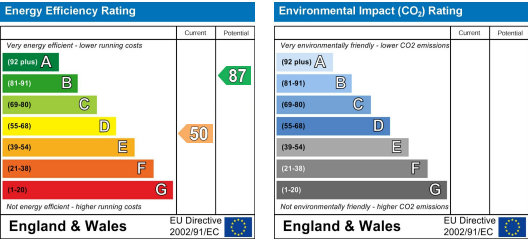
Area Map



Floor Plans



Energy Efficiency Graph



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