

66 West End · Redruth · Cornwall · TR15 2SQ

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# BILL BANNISTER

Sales & Lettings

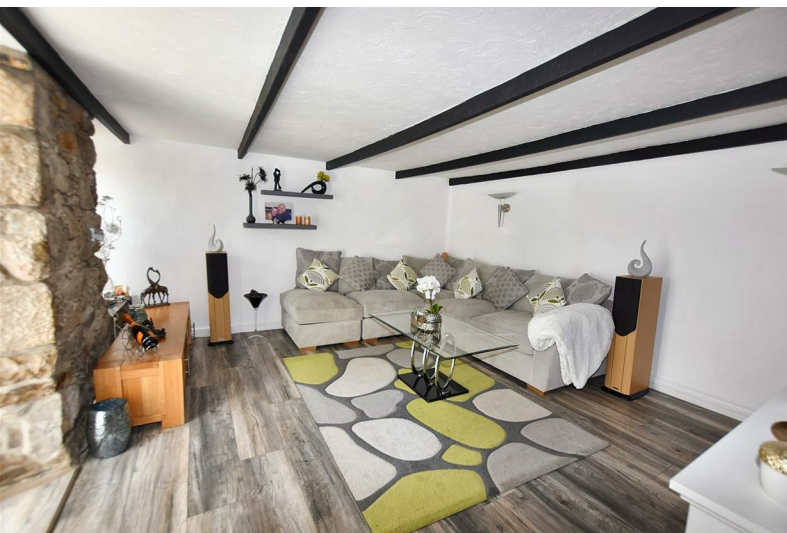


## 27 North Street

Redruth, TR15 1HJ

**Guide Price £339,950**

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A quite impressive and immaculate property, worthy of an early viewing, we are delighted to bring to market this two bedroom/two reception roomed house with the additional benefit of a self contained one bedroomed annexe, making this an ideal family and/or guest environment. This is a home designed to foster connection, comfort and adaptability, integrating thoughtful design elements that cater to communal living whilst also promoting individual privacy. Internally, the property offers a large lounge area that maintains some original features whilst the dining/reception room supports the family appeal whilst also offering an indoor socialising area. A very well presented galley kitchen housing gloss white units with built-in handles and plenty of worktop space gives external access. To the first floor there are two bedrooms, the master offering a significant wall to wall integrated wardrobe whilst the second bedroom also offers a built-in wardrobe and storage space. The bedrooms are divided by a well equipped family bathroom. The self contained annexe has a well appointed kitchen, a shower room, lounge and a double bedroom.

Externally, a half height glass balustrade gracefully enhances the covered hot tub area, providing a sense of enclosure without obstructing the view over the garden. Close by, a raised decking area can offer a functional space, currently used as a BBQ area by the current vendors. As you work up through this thoughtfully segregated oasis style garden, differing sections transform the outdoor space into both a tranquil and functional landscape, creating distinct environments that serve various purposes such as relaxation, privacy or aesthetic appeal. At the top of the garden, there is a good sized summerhouse/workshop adjacent to the driveway which itself offers parking for two vehicles and can be accessed from the street via electric gates.

Redruth town centre, offering a comprehensive range of local shops, amenities and transport links which include rail and bus, is within a few minutes walk. Other local amenities are also available including a Tesco supermarket and schools within walking distance. Further afield, Portreath beach is within fifteen minutes drive as are Tehidy Country Park, Tehidy Golf Club along with many other local beaches.

A upvc front door with double obscure glazed oval feature leading to:

## **PORCH**

A double aspect room with two double glazed side panels and a double glazed upvc window overlooking the sun room/external decking area. Internal front door with a clear glazed panel feature leads to a reception/dining room.

## **LOUNGE/BEDROOM 3**

**16'6" x 12'11" (5.03m x 3.95m)**

Traditional authentic ceiling beams and upvc double glazed French doors lead into the sun room/decking area. Double glazed upvc square leaded window looks into the sun room. This window has a deep shelf. Traditional stone wall feature and a smoke alarm.

## **RECEPTION/DINING ROOM**

**18'4" x 12'7" (5.59m x 3.86m)**

Upvc double glazed window to the rear aspect and stairs to the first floor. Upvc double glazed square leaded window overlooking the front patio area. Understairs storage cupboard. Door with an obscure glazed panel leading to:

## **KITCHEN**

**6'1" x 16'8" (1.86m x 5.09m)**

A light and airy galley style kitchen fitted with a range of eye level and base level storage cupboards and drawers with built-in handles. Square edge work surfaces, integrated fridge, space and plumbing for washing machine. Single composite sink and drainer with a upvc double glazed square leaded window overlooking the patio/bbq area. Upvc door with two double obscure glazed panels leading out to the patio area. Wall mounted electric heater, space for a free standing electric cooker with a decorative splash back with extractor above.

## **FIRST FLOOR**

### **LANDING**

With smoke alarm, loft access hatch and a radiator. Upvc double glazed window with deep wooden sill overlooks the rear aspect.

### **BEDROOM 1**

**13'6" x 13'3" (4.14m x 4.04m)**

Full width built-in wardrobes, further loft access hatch, Velux skylight and a upvc double glazed square leaded window overlooking the front garden and aspect with a deep sill. Wall mounted designer radiator and spot lights.

### **BEDROOM 2**

**9'1" x 10'0" (2.77m x 3.07m)**

Built-in over bed wardrobes, upvc double glazed square leaded window with a deep wooden sill overlooking the front garden and aspect. Radiator and a wash hand basin with a tiled splash back.

## **FAMILY BATHROOM**

**8'0" x 6'7" (2.46m x 2.02m)**

Fully tiled with a low level wc and wash hand basin in a built-in vanity unit. P shaped bath with thermostatic shower over and an L shaped shower screen. Extractor fan, wall mounted towel radiator and an obscure double

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glazed upvc square leaded window overlooking the front garden and aspect. Built-in storage cupboard with obscure glazed panels housing a Worcester boiler and slatted shelving space.

From the lounge there is a COVERED COURTYARD AREA with half glass balustrades and a hot tub with external power. This looks out onto a slatted patio area with a raised traditional wall feature. Upvc door with a fully double glazed obscure panel leads to:

#### SELF CONTAINED ANNEXE

##### KITCHEN

7'6" x 12'7" (2.30m x 3.86m)

Range of eye level and base level storage cupboards and drawers. Stainless steel single sink and drainer with a upvc double glazed window above overlooking the garden and aspect. Free standing Stoves cooker with an electric hob and extractor over. Roll edge work surfaces with upstands, space for fridge and space for washing machine with plumbing. Breakfast bar, seating feature and an electric heater. All furniture and white goods will be left in the annexe.

##### SHOWER ROOM

Low level wc and wash hand basin in a built-in vanity unit with a tiled splash back. Walk-in shower with a Triton Paluso electric shower, wall mounted towel radiator and a upvc double glazed obscure window to the side. Manrose extractor fan.

##### LOUNGE

11'10" x 10'9" (3.61m x 3.28m)

Wall mounted electric fire, upvc double glazed window overlooking the garden pond. Door to:

##### BEDROOM

9'10" x 11'0" (3.01m x 3.37m)

Upvc double glazed window overlooking the garden. Loft access hatch and a wall mounted electric heater.

#### OUTSIDE

To the front electric gates lead to a driveway providing parking for up to two vehicles. There is a separate pedestrian gate, a shed and two further storage sheds. SUMMERHOUSE/LODGE 4.33m x 2.96m (14'2" x 9'8") with lighting and power. A pathway leads to a raised decking area and a garden pond feature. The rear garden has a range of mature, bushes, plants and trees. A wide pathway with gates lead through to a patio area with further borders of mature bushes, plants and trees. There is external lighting and an external water supply.

#### DIRECTIONS

From Avers roundabout take the turning left by Aldi into North Street. Proceed past the convenience store on the right hand side and the property will be found just after the veterinary surgery on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

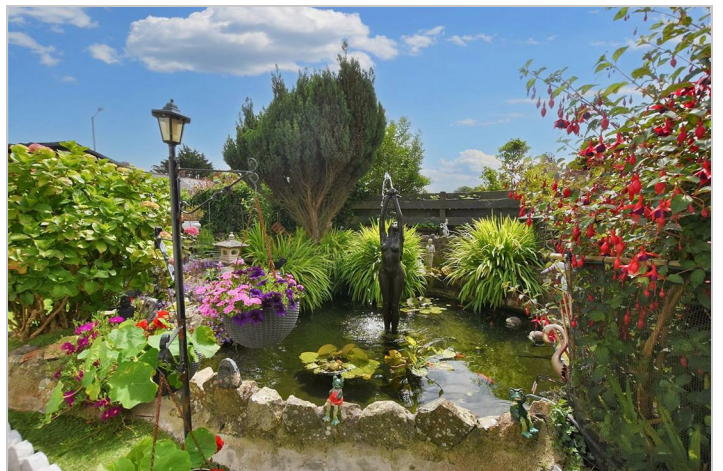
COUNCIL TAX BAND: Main House - B, Annexe - A.

#### SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Superfast 1800 Mbps (sourced from Ofcom).

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





Road Map



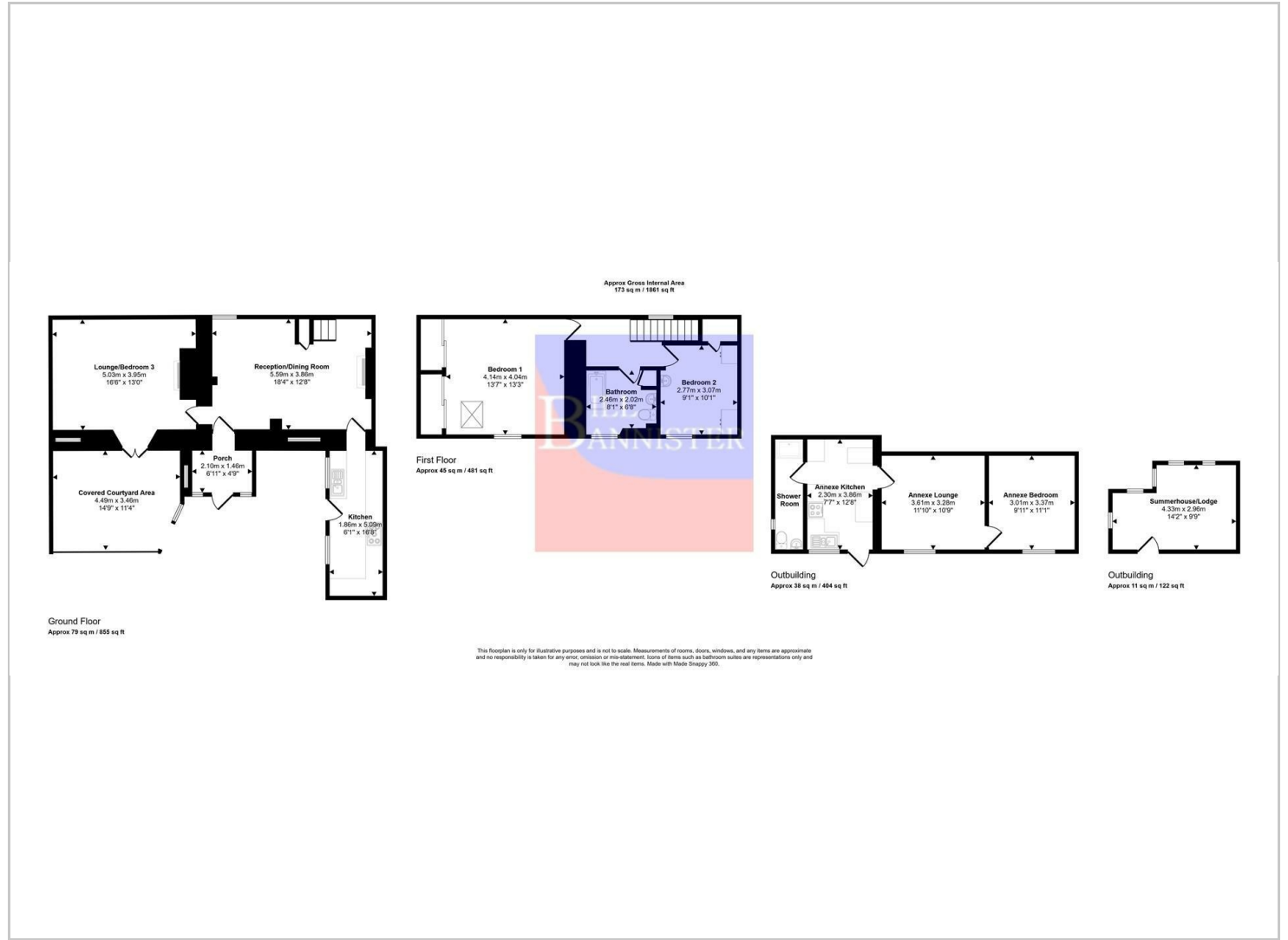
Hybrid Map



Terrain Map



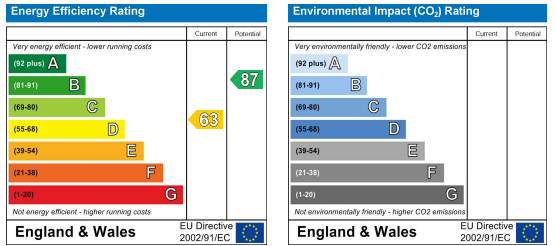
Floor Plan



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



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