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BILL BANNISTER

Sales & Lettings



42 Agar Crescent

Illogan Highway, Redruth, TR15 3NG

£335,000

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Early viewing is highly recommended to appreciate the living space on offer of this three bedroomed family home, with potential to extend. To boot, there is plenty of parking on offer and the property comes with a double garage in the format of two semi-detached integrated garages. Set in a pleasant, quiet cul-de-sac of similar properties, this house offers convenient, nearby connections to a whole host of local amenities including schools, major supermarkets and commuter routes. Internally, interconnecting living gives a natural flow from the hallway into the open plan lounge/living room/diner and kitchen which provides a link to a utility room which gives access to the rear garden and the back of one of the garages. From here, there is open access to a corridor which leads to a convenient shower room, the rear garden and the back of the second garage. There is a rear conservatory, accessed from the lounge/living room/diner, that could be purposed as a dining room if so required. To the first floor, there are three bedrooms, two of which have built-in double wardrobes along with the third bedroom which has a large built-in storage cupboard with hanging space. All bedrooms are complemented by a modern family bathroom. Externally to the rear, there is a large albeit low maintenance garden which has a block paved patio and gravelled area which is where you will find a large workshop which could be re-purposed to a home office or as the new owner so desires. There is a wraparound effect linking to the front of the property where again, you will find a low maintenance garden with driveway parking for three/four vehicles along with front access to the integrated garages. It should also be noted that the vendor had planning permission for extensive extension work so although now lapsed, the new owner may wish to explore any opportunities subject to contacting the relevant authorities. In terms of location, there are several major supermarkets within walking distance or through a short drive. There are also nearby schools, including the local primary school which is within a fifteen minute walk or three minute drive and the local academy which is only slightly further. The local leisure centre is within a twenty minute walk or short drive and there is a health centre within a similar distance. For those requiring access, the A30 trunk road is approximately one and a half miles distant. Further afield, Redruth town centre is within a ten minute drive and there are also local bus services available. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and Golf Course, both within five miles. Also, within proximity are several North Cornwall coastal towns including Portreath which is within four miles. Furthermore, other surrounding beaches and local attractions are also accessible.

Upvc front door with obscure double glazed panel and an obscure side panel leading to:

HALLWAY

5'6" x 10'4" (1.69m x 3.15m)

Radiator, mains smoke alarm and stairs to the first floor with open understairs storage.

OPEN PLAN LOUNGE/DINER

LOUNGE AREA

14'2" x 10'2" (4.33m x 3.12m)

With a triple aspect upvc double glazed window set in a bay overlooking the front garden and aspect with a radiator under. Further second radiator.

DINING AREA

9'9" x 11'1" (2.99m x 3.38m)

Radiator, door to the kitchen and sliding double glazed patio doors to:

CONSERVATORY

18'6" x 7'1" (5.65m x 2.18m)

A triple aspect room with a door opening out to the block paved patio and rear garden beyond.

KITCHEN

10'3" x 10'3" (3.14m x 3.13m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces, space for a gas cooker and space for a dishwasher. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the conservatory, rear garden and aspect beyond. Door to:

UTILITY ROOM

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

Roll edge work surfaces above an area with plumbing for a washing machine and tumble dryer. Radiator and an Ariston One+ condensing Tech boiler. Door with frosted glazed decorative panels opens to the rear of garage 1 and a door with an obscure double glazed panel opens to the rear garden with a side obscure double glazed window to the rear aspect. Open access to:

REAR HALLWAY

2'9" x 8'8" (0.84m x 2.65m)

Door with an obscure double glazed panel leading to the rear garden.

SHOWER ROOM

5'4" x 8'1" (1.65m x 2.47m)

Fully tiled with a low level wc, wash hand basin and a double shower cubicle with a Gainsborough thermostatic shower. Radiator and a Marley extractor fan.

FIRST FLOOR

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LANDING

6'0" x 7'10" (1.83m x 2.39m)

Loft access hatch, mains smoke alarm and a full height storage cupboard with slatted shelving behind a louvre door.

BEDROOM 1

10'3" x 10'2" (3.13m x 3.11m)

Upvc double glazed window overlooking the front garden and aspect with a radiator below. Built-in double wardrobe with hanging space and shelving.

BEDROOM 2

12'6" x 8'2" (3.82m x 2.51m)

Built-in double wardrobe with hanging space and shelving. Upvc double glazed window overlooking the rear conservatory, garden and aspect with a radiator below.

BEDROOM 3

6'3" x 7'2" (1.91m x 2.20m)

Upvc double glazed window overlooking the front garden and aspect with a radiator below. Large built-in storage cupboard with hanging space.

FAMILY BATHROOM

7'7" x 5'6" (2.32m x 1.68m)

Low level wc and wash hand basin built into a vanity unit with aqua board splash back. P shaped bath with a glass shower screen and thermostatic shower over with a rain shower and aqua board splash back. Radiator, an obscure double glazed window to the rear aspect and a Manrose extractor fan.

OUTSIDE

To the front a block paved driveway provides parking for three/four vehicles and leads to the two garages. The driveway has a border of mature trees and a gravel frontage with a block paved pathway and step leads to the front door under a canopy with a light above. A pathway

leads to the rear and wraps around the property. GARAGE 1 2.55m x 4.70m (8'4 x 15'5) with an electric roller door, lighting, power and access hatch to the roof space. GARAGE 2 2.78m x 4.84m (9'1 x 15'11) with an electric roller door, lighting and power. The rear garden is low maintenance with a block paved patio, gravelled areas and a further raised concrete patio having borders of mature shrubs, bushes and trees. There is a LARGE WORKSHOP/OUTBUILDING 6.99m x 3.83m (22'11 x 12'7) with lighting, power and a upvc side access door. There is also a garden shed, an outside light and an external tap.

DIRECTIONS

From our office in Redruth take the main road towards Camborne passing Redruth Hospital on the left and on into Illogan Highway. Turn right just before Morrisons into Agar Crescent and proceed straight down to the end of the estate where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

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

Broadband highest available download speeds - Standard 5 Mbps, Superfast 57 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor & indoor, Three Good outdoor only, O2 Good outdoor only, Vodafone Good outdoor & variable indoor (sourced from Ofcom).



Road Map



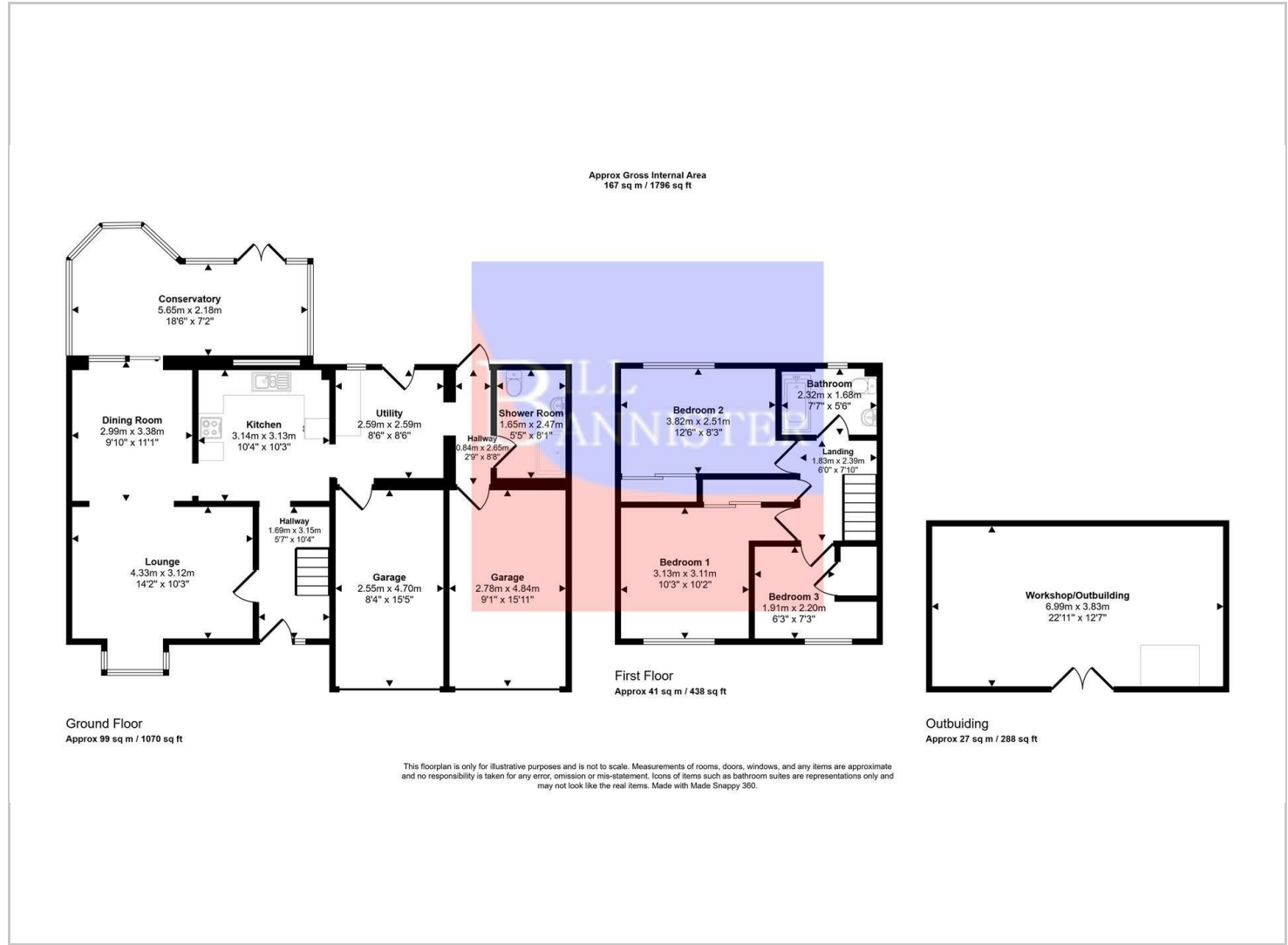
Hybrid Map



Terrain Map



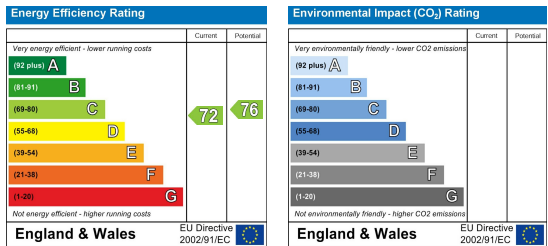
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.