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Sales & Lettings



## 6 Crembling Well

Barncoose, Redruth, TR15 3EA

**Guide price £345,000**



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This is a rare opportunity to purchase a natural stone fronted detached three bedroom bungalow in the ever popular area of Cremling Well, offering stunning views over Tolskithy Valley from the lounge and dining room. The bungalow is stone faced and has low maintenance gardens to the front and rear. It benefits from three bedrooms, one with an en-suite shower room and there is a wet room. This is chain free and has gas central heating and is fully double glazed.

Obscure glazed upvc door and matching side panel to:

## **ENTRANCE VESTIBULE**

**6'1" x 5'1" (1.87m x 1.55m)**

Radiator point, obscure glazed panelled door and side panel to:

## **HALLWAY**

**10'9" x 6'1" widening to 10'6" (3.29m x 1.87m widening to 3.22)**

Radiator, loft hatch and Siemens thermostat control.

## **LOUNGE**

**17'3" x 12'2" (5.28m x 3.73m)**

Radiator, gas point for fire and large sliding patio doors providing fantastic views over the garden and Tolskithy Valley.

## **KITCHEN/DINER**

**16'4" x 8'7" (4.98m x 2.63m)**

A range of solid wood eye level and base units with roll edge work surfaces and tiled splash backs. Space and plumbing under for white goods. Fitted single oven, gas hob and extractor hood over. Window to the front and tiled flooring. The dining area has a radiator, a window overlooking the garden and valley. Door to:

## **GARAGE**

**10'3" x 19'5" (3.13m x 5.94m)**

Remote control garage door, fuse box and Main Combi 30HE gas boiler. Glazed upvc door and window to the rear garden. Shelving.

## **BEDROOM 1**

**13'2" x 11'10" (4.03m x 3.63m)**

Window to the front and a radiator.

## **EN-SUITE SHOWER ROOM**

**8'3" x 2'11" (2.54m x 0.91m)**

Shower cubicle with folding door and wall mounted Mira Sport shower. Fully tiled, pedestal wash hand basin and a low level wc with a tiled splash back. Radiator and obscure glazed window. Shaver point and wall mounted medicine cabinet.

## **BEDROOM 2**

**10'1" x 12'3" (3.09m x 3.74m)**

Radiator and window to the front.

## **WET ROOM**

**7'1" x 8'6" (2.17m x 2.60m)**

Fully tiled walk-in shower with a Mira shower, low level wc and an inset wash hand basin with roll edge shelf and a range of base cupboards and drawers below. Shaver point, radiator, obscure glazed window and a tiled floor. Built-in cupboard with shelving and a radiator.

## **BEDROOM 3**

**11'10" x 10'2" (3.63m x 3.12m)**

Window with views across the valley and garden. Radiator.

## **OUTSIDE**

The front of the property is approached via a driveway with parking for two/three vehicles leading to the

garage. There are gravelled raised flower beds and borders containing mature plants and shrubs. The front garden is complemented by low stone hedging. There is side access to the rear garden which benefits from a raised paved patio area with pergola and a large gravelled flower bed/rockery housing mature shrubs and trees. This is a fine area to admire the fabulous views over Tolskithy Valley.

### **DIRECTIONS**

From our office in Redruth proceed towards Camborne passing Barncoose Hospital on your left hand side. Turn right after Maynes Garage into Crembling Well and the property will be found on the left hand side.



### Road Map



### Hybrid Map



### Terrain Map



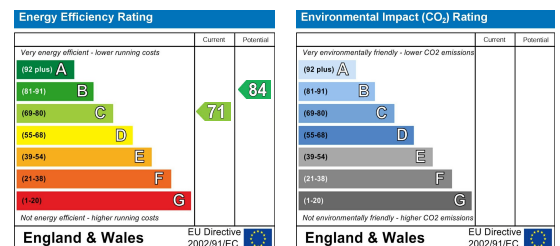
### Floor Plan



### 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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