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**Scorrier,
Redruth**

**£350,000
Freehold**





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Redruth
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Property Introduction

Situated within a popular residential location, this detached character cottage has been lovingly updated by the present owners who have created a well presented family home which needs viewing to be fully appreciated.

Benefitting from four bedrooms and a family bathroom on the first floor, the kitchen/diner, which enjoys a triple-aspect, has been re-fitted in a contemporary style and has French doors which open out onto a Mediterranean influenced walled garden. The lounge has an outlook to the front and complementing the bathroom on the first floor, there is a shower room and WC on the ground floor. The property features stained wood flooring to many of the rooms, there is uPVC double glazing, gas central heating and the generous garage is integral with the cottage.

Properties such as this, which mix contemporary living with original character features, attract a good level of interest and there is the added bonus that Treveldun is being offered for sale chain-free.

We strongly recommend viewing our interactive virtual tour to whet your appetite prior to arranging for a closer inspection.

Location

The village of Scorrier is centrally situated between the town of Redruth and the city of Truro with good transport links to both settlements.

The cathedral city of Truro, which is the main centre for commerce and business in Cornwall, is approximately seven miles distant with a wide range of facilities including high street multiples, secondary schools, a sixth form college and the well respected Hall for Cornwall. The Royal Cornwall Hospital and the mainline Railway Station, which connects with London Paddington and the north of England, will also be found within the city.

Redruth the nearest major town will be found within two and a half miles and here, there is also a mainline Railway Station, a mix of both local and national shopping outlets and 'Kresen Kernow' which is a major hub for those seeking their Cornish routes. The north coast at Portreath is only five miles distant and the area around Scorrier is well served with cycleways, footpaths for country walks and there is also a Public House within walking distance.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Ceramic tiled floor and radiator. Stairs to the first floor with space and plumbing under for washing machine. Doors open off to:-

LOUNGE 15' 11" x 10' 7" (4.85m x 3.22m)

uPVC double glazed sash window to the front. Focusing on a feature inset gas fire set on a slate hearth and with a wood surround. Radiator.

KITCHEN/DINER 21' 10" x 10' 8" (6.65m x 3.25m)

A triple-aspect room with uPVC double glazed windows to the front and rear and uPVC double glazed French doors opening onto the side garden. Recently remodelled with a range of eye level and base units having square edge quartz working surfaces arranged to form a partial room divider. Integrated stainless steel eye level double oven, ceramic hob with cooker hood over and underslung stainless steel sink unit with mixer tap. Integrated fridge, integrated freezer and integrated dishwasher. Featuring a woodburning stove, attractive porcelain style tiled flooring and inset spotlighting.

SHOWER ROOM

uPVC double glazed window to the side. Remodelled with a close coupled WC, wall-mounted pedestal wash hand basin and oversize shower enclosure with plumbed shower. Shower panelling to the shower enclosure and half panelled walls.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

uPVC double glazed window to the rear. Loft access and exposed wooden floorboards. Doors open off to:-

BEDROOM ONE 10' 2" x 9' 5" (3.10m x 2.87m) maximum measurements

uPVC double glazed window to the rear. Exposed wooden floorboards, four-door wardrobe and radiator.

BEDROOM TWO 11' 6" x 8' 1" (3.50m x 2.46m) plus doorway recess

uPVC double glazed sash window to the front. Exposed wooden floorboards and radiator.

BEDROOM THREE 8' 6" x 8' 4" (2.59m x 2.54m)

uPVC double glazed window to the front. Exposed wooden floorboards and radiator.

BEDROOM FOUR 11' 7" x 8' 7" (3.53m x 2.61m) plus doorway recess

uPVC double glazed sash window to the front. Exposed wooden floorboards and radiator.

BATHROOM

uPVC double glazed 'Velux' skylight. Attractively remodelled with a rolltop freestanding bath, low level WC and pedestal wash hand basin. Floor-to-ceiling towel radiator, built-in vanity cupboard and exposed wooden floorboards.

OUTSIDE FRONT

The cottage is set back from the road by a stone wall with the garden being laid mainly to lawn and featuring cobbled pathways and is well stocked with mature shrubs and palms.

SIDE GARDEN

To the side of the cottage our vendors have created a walled Mediterranean style garden which features an extensive patio leading to the remainder of the garden with raised beds which are stocked with a variety of shrubs and succulents, gates open out onto a parking area. This is a particularly attractive feature of the property and is ideal for outside entertaining.

GARDEN STORE 16' 9" x 7' 3" (5.10m x 2.21m)

Window to the rear and door opening to the front.

INTEGRAL GARAGE 23' 7" x 15' 1" (7.18m x 4.59m) maximum measurements, irregular shape

Accessed via the rear service lane and with an automatic roller door, uPVC double glazed window to the front and having power and light connected. Courtesy door through to hallway.

SERVICES

Mains water (metered), mains electric, mains gas and private drainage with septic tank.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

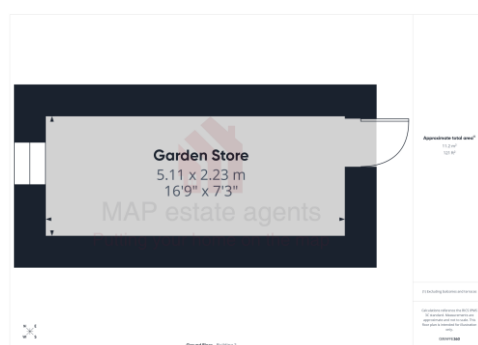
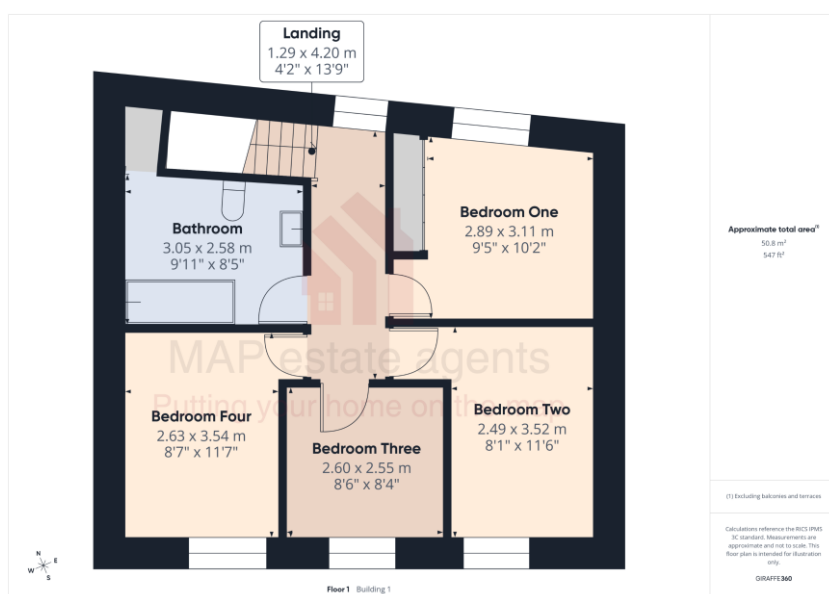


Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Sought-after residential location
- Detached character cottage
- Recently updated and modernised
- Four bedrooms
- First floor bathroom and ground floor shower room
- Remodelled kitchen/diner
- Lounge
- Gas central heating and uPVC double glazing
- Large integral garage
- Walled Mediterranean style garden



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