

Clifton Road
Park Bottom
Redruth
TR15 3UD

Asking Price £425,000

- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER ENSUITE
- FAMILY BATHROOM
- LARGE KITCHEN/DINER
- LOUNGE AND UTILITY
- DRIVEWAY AND DOUBLE GARAGE
- REAR VIEWS OVER OPEN COUNTRYSIDE
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1923.00 sq ft



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C73

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this extended, detached family home which enjoys wonderful open countryside view towards Carn Brea. Conveniently situated in the village of Park Bottom, the property enjoys light and spacious accommodation throughout comprising an entrance hall, cloak room, living room with wood burning stove, family sized kitchen/diner with integrated appliances, solid wood work surfaces and central island unit, a useful utility room, four comfortable bedrooms with master ensuite and a four piece family bathroom. Outside, a driveway and double garage provides ample parking with a decked patio to the rear along with a private lawned garden. Other features to the home include Oak internal doors, Sash style double glazing, heat recovery system, Solar hot water and under floor heating.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Glazed composite door into:

ENTRANCE HALL

A welcoming entrance hall with storage cupboard, slate tiling with underfloor heating, double glazed window, inset lighting, stairs to first floor, doors to Living Room, Kitchen and W.C.

W.C

W.C and hand basin with tiled splash back, obscure double glazed window, slate tiled flooring with underfloor heating, storage cupboard.

LIVING ROOM

A wonderful living space boasting large slate tiled flooring with under floor heating, two sash style double glazed windows over looking the garden, feature fireplace with wood burner.

KITCHEN/DINING ROOM

A superb family sized kitchen/diner fitted with a range of shaker style base and wall units including integrated dishwasher, fridge, freezer, oven, microwave, gas hob and extractor hood. Solid wood work surfaces with complimentary tiled splash backs, stainless steel sink with mixer tap and drainer, central island unit, slate tiled floor with under floor heating, dual aspect double glazed sash style windows and patio doors to rear garden, door into:

UTILITY

A useful utility space with fitted units and solid wood work surfaces, stainless steel sink, spaces for washing machine and tumble dryer, wall mounted combination boiler, dual aspect sash style double glazed windows, slate tiled flooring with under floor heating, composite door to rear garden.

FIRST FLOOR

LANDING

A split level landing with radiator, double glazed sash style window, doors to bedrooms and bathroom

BEDROOM ONE

A good sized master bedroom with sash style double glazed window enjoying far reaching countryside views, radiator, door into:

ENSUITE

A three piece shower suite comprising shower cubicle with tiled surround, W.C with concealed cistern and hand basin with fitted cupboard, wall mounted cabinet with mirror, heated towel rail, extractor fan, tiled walls, wood effect flooring.

BEDROOM TWO

A second double bedroom with sash style double glazed window enjoying far reaching countryside views, radiator

BEDROOM THREE

A third double bedroom with sash style double glazed window and radiator

BEDROOM FOUR

A single bedroom with sash style double glazed window, radiator.

FAMILY BATHROOM

A four piece family bathroom comprising shower cubicle with tiled surround, bath, hand basin with fitted cupboard and W.C, wall mounted cabinet with mirror, heated towel rail, obscure sash style double glazed window, tiled walls, tile effect flooring, inset lighting, extractor fan.

OUTSIDE

The property is nicely set back, approached over a gravel driveway providing off road parking along with a double garage with storage space above. Backing onto open fields, the home enjoys a private garden which wraps around the property with a decked patio, level lawn and pedestrian gates making it safe and secure for children and pets.

GARAGE

Twin roller doors with each side having pedestrian access doors and attic space

MATERIAL INFORMATION

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply



Sewerage: Mains

Heating: Central heating

Heating features: Solar water, Wood burner, Double glazing, and Underfloor heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

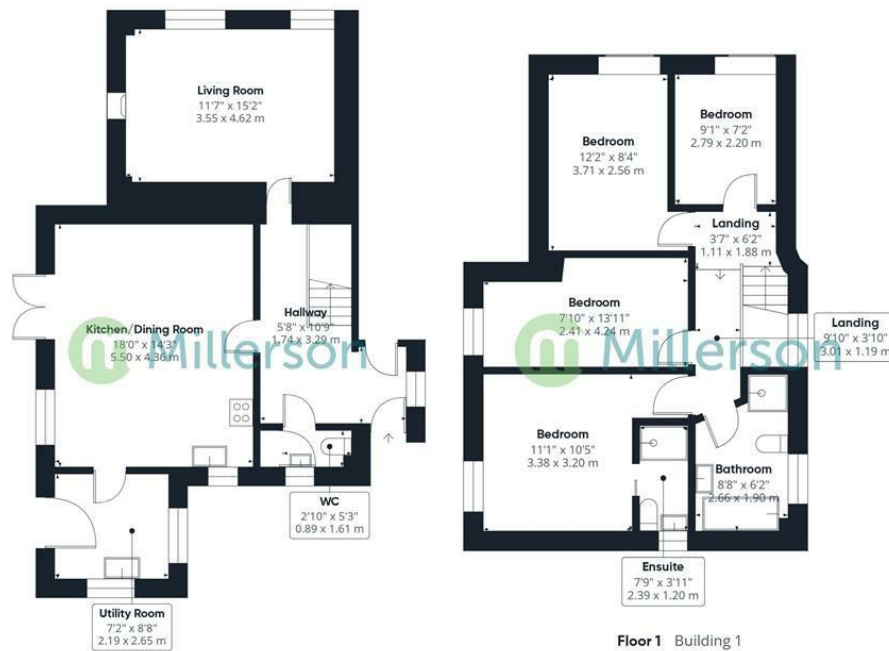
Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

1923 ft²
178.9 m²

Reduced headroom

246 ft²
22.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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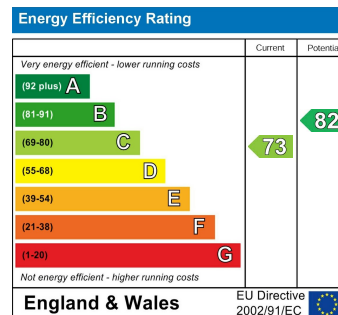
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