

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



4 Chy Bre

Mount Ambrose, Redruth, TR15 1NR

£264,950

 3  1  1  B



4 Chy Bre

Mount Ambrose, Redruth, TR15 1NR

£264,950



We are delighted to bring to market this extremely well presented and spacious modern family home, sited in a popular location. Built in 2010, there are three bedrooms, with a master on the second floor. Warm and welcoming with an impression of great space, the property is light and bright and we would strongly recommend an early viewing to truly appreciate what would make an ideal family dwelling, either as a first purchase or as an upgrade on your current home. Offering a good degree of privacy, the modern nature of this property makes it 'ready to move in to'. There is a generously sized hallway on entry with a downstairs WC/cloakroom. The kitchen/diner is very well finished with lovely walnut worktops, accompanied by striking metro gloss grey tiling. There are a number of integrated appliances including an oven and grill, a gas hob, a tall fridge/freezer and a washing machine with units in a gloss cream finish. The lounge/living room to the rear is delightfully light thanks to full width patio doors that open out onto the rear garden area. Stairs to the first floor give access to two bedrooms, one at the rear of the property which enjoys a pleasant outlook over the rear garden and far reaching views towards the North Cornish Coast. In between the bedrooms is a well equipped family bathroom which includes a bath with a thermostatic shower over. From the landing, a door to a further staircase gives open access to a second floor master bedroom which has a gambrel roof with natural light courtesy of two Velux sky lights fitted side by side. A door opens into what is currently used as a walk in wardrobe but we understand from the current vendor that there is plumbing for hot and cold water, waste, shower, sink and toilet so this could be converted into an en-suite. The property has gas central heating and double glazing. Externally, there are allocated parking spaces for two cars together with visitor parking. The front garden is enclosed and low maintenance being primarily laid to gravelled slate chippings. The rear garden is fully enclosed with fenced borders all round. It is also low maintenance with a patio area in front of a neat manageable lawn, stand out palm tree and a garden shed on a plinth.

Upvc front door with a high level decorative obscure double glazed feature arch opens into:

HALLWAY

Full length twin panelled obscure double glazed windows to the front aspect. Mains smoke alarm and an understairs storage cupboard. Boxed-in radiator and a door to:

WC

Low level wc and a wash hand basin with a tiled splash back. Radiator, Worcester boiler and a Manrose extractor fan. Upvc obscure double glazed window to the front aspect.

KITCHEN/DINER

7'4" x 12'9" (2.24m x 3.91m)

Fitted with a range of cream gloss eye level storage cupboards and low level storage cupboards and drawers with straight edge walnut worktops. Single ceramic sink and drainer with a mixer tap below a upvc double glazed window overlooking the front garden and aspect. Integrated washing machine and an integrated Russell Hobbs gas hob above a Lamona integrated oven and grill with an integrated extractor hood over. Metro tiled splash backs, integrated Candy fridge/freezer and a heat alarm. Radiator.

LOUNGE

14'0" x 12'4" (4.28m x 3.76m)

Sliding patio doors leading out to the rear garden. Radiator.

FIRST FLOOR

LANDING

A reverse L shaped landing with a upvc double glazed window overlooking the front garden and aspect. Full height storage cupboard with slatted shelved storage.

BEDROOM 2

14'1" x 9'2" (4.31m x 2.81m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching views towards the north coast. Radiator below a upvc double glazed window.

FAMILY BATHROOM

7'5" x 5'10" (2.28m x 1.79m)

Partially tiled with a low level wc and a wash hand basin with a

tiled splash back. Bath with a thermostatic shower over, tiled splash back and a concertina glass shower screen. Steeple extractor fan.

BEDROOM 3

7'6" x 9'9" (2.31m x 2.98m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

SECOND FLOOR

OPEN PLAN MASTER BEDROOM

8'5" x 16'6" (2.57m x 5.03m)

Radiator below two Velux skylights overlooking the front aspect. Mains smoke alarm and a door opens to a WALK-IN WARDROBE 1.47m x 2.55m (4'10 x 8'4) with a light and plumbing for hot/cold water plus a waste (this area could be converted into an en-suite if required).

OUTSIDE

To the front there is a shared path from the allocated parking area and a gate opens to a pathway to the front door. This is a low maintenance garden primarily slate gravelled with an outside light. The rear garden is primarily laid to lawn with a patio slabs and a small slate border. The garden is well enclosed with fencing and there is a garden shed on a raised plinth plus a corner Palm Tree feature.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and

turn left at the first set of lights into Station Hill. At the next set of lights continue straight on passing the railway station on the right and on into Higher Fore Street. At the junction continue straight on through East End and up the hill towards Mount Ambrose. Proceed straight over the mini roundabout at the top of the hill and down into Mount Ambrose. After passing Tony Oates Garage on the left there is a small turning left which leads to Chy Bre.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

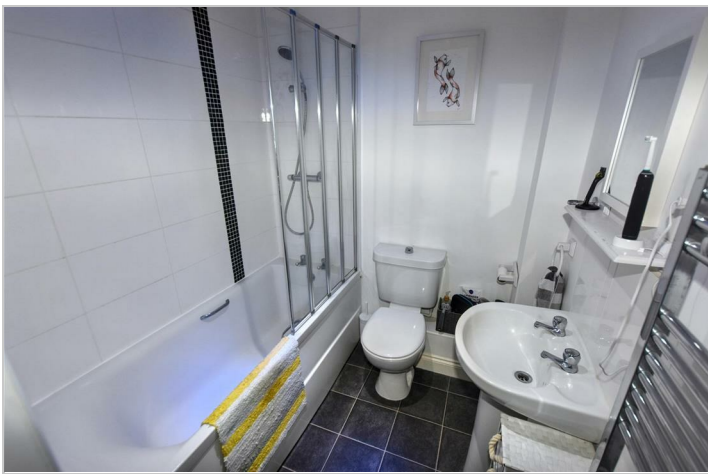
SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



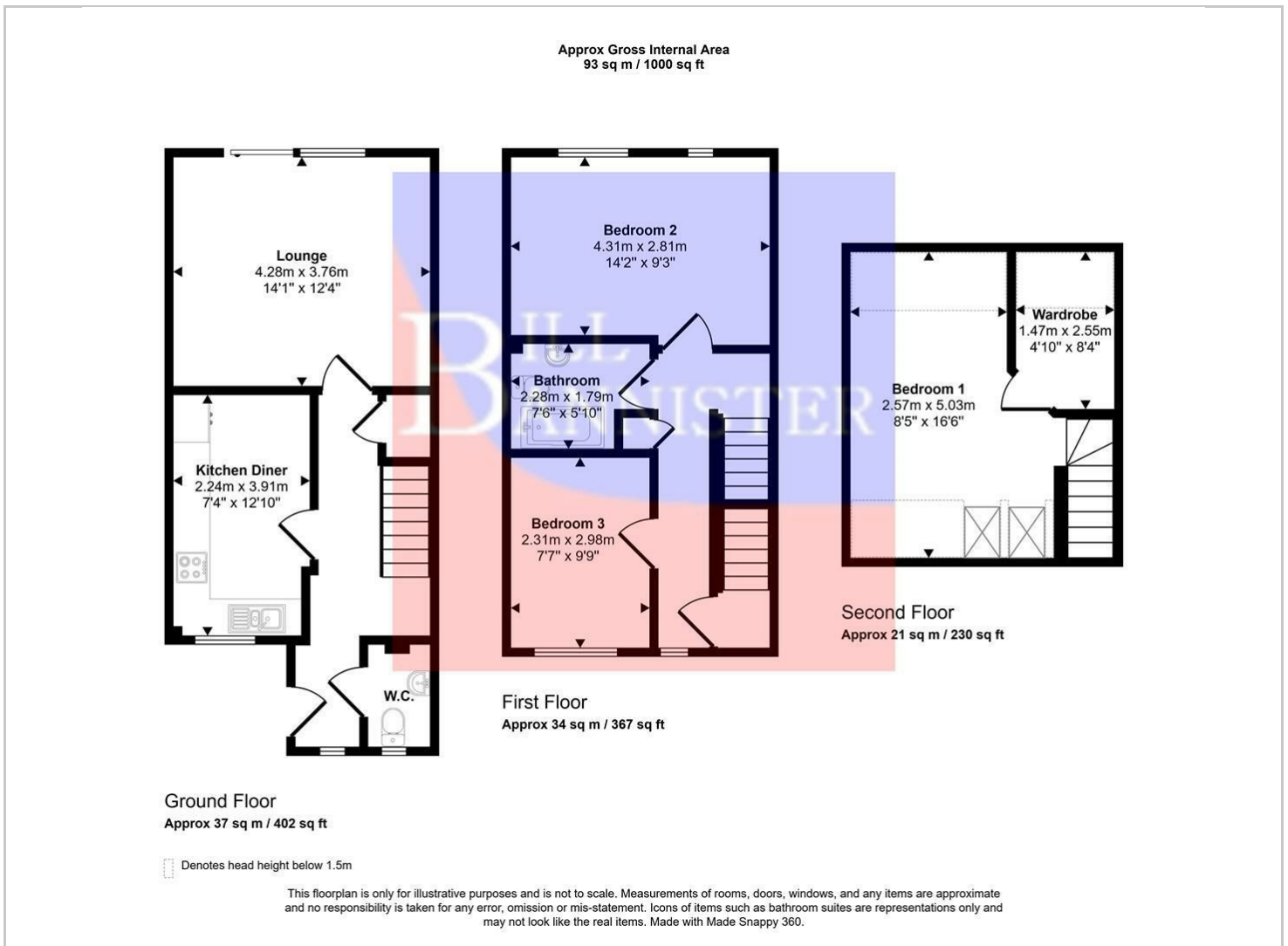
Hybrid Map



Terrain Map



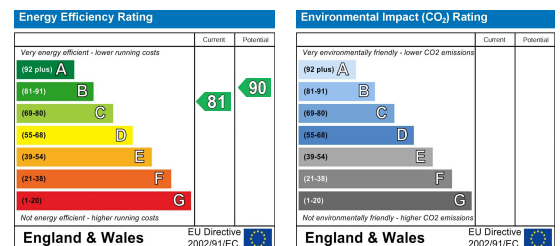
Floor Plan



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.