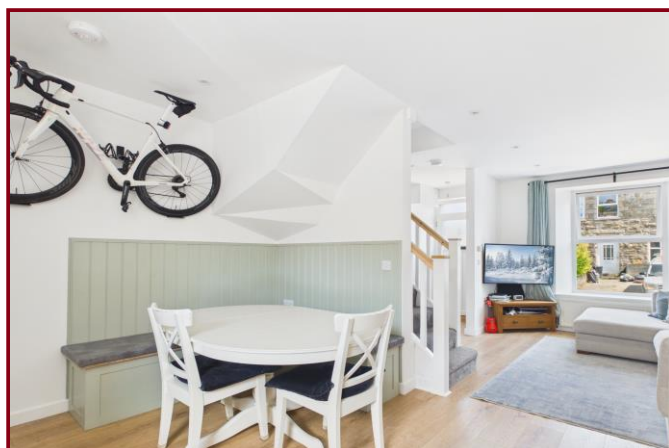




MAP estate agents
Putting your home on the map

**Barncoose Lane,
Illogan Highway, Redruth**

**£260,000
Freehold**





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Property Introduction

A wonderful opportunity to purchase this beautifully presented family home which in recent months has undergone extensive refurbishment and now offers bright and contemporary accommodation. Upon entering the property you are greeted by a modern open planned living space which comprises lounge and re-fitted kitchen/diner with integrated cooker and space for dining table and chairs which creates a wonderful social space. From here, the additional ground floor comprises utility room, along with a family bathroom. The first floor has been thoughtfully and tastefully redesigned, creating three bedrooms, the principal having the advantage of an en-suite shower. From the rear elevation, the property enjoys views towards Carn Brea monument. Throughout the accommodation the property has uPVC double glazed windows and doors complemented by a gas fired central heating system. Externally to the front are two off-road parking spaces whilst side access takes you round to the rear with a patio and steps accessing the lawned garden and two useful storage sheds whilst the garden backs onto an open field and has again the views towards Carn Brea monument.

Location

Being situated within a reasonable distance to shops and amenities of both Camborne and Redruth, the property is also ideally located for accessing the main A30 therefore other areas of the county are easily accessible. The rugged and majestic north coast is approximately five miles distant, being renowned for its surfing beaches found at Porthtowan, Portreath and Perranporth and takes in some of the most breathtaking scenery the county has to offer.

The cathedral city of Truro lies approximately ten miles distant, this being the main centre in Cornwall for shopping and attracts both locals and visitors to enjoy this Georgian city with its meandering cobbled paths, restaurants and of course is home to The Hall for Cornwall located on the Piazza.

ACCOMMODATION COMPRISES

Entrance door opening to:-

OPEN PLANNED LOUNGE/KITCHEN/DINER 22' 7" x 13' 3" (6.88m x 4.04m) overall maximum measurements **LOUNGE**

uPVC double glazed door to exterior. Attractive staircase ascending to the first floor. uPVC double glazed window to front elevation. Radiator. Understairs storage cupboard. Laminated floor, downlighters and access through to:-

KITCHEN/DINER

uPVC double glazed window to rear elevation. One and a quarter stainless steel sink unit with mixer tap. A variety of base storage cupboards, integrated double oven and hob, stainless steel splashback and stainless steel extractor above. Plumbing for dishwasher, laminate flooring, feature built-in corner sitting bench, storage cupboard with boiler, vertical radiator, downlighters and doorway giving access through to:-

UTILITY ROOM 6' 9" x 6' 8" (2.06m x 2.03m) maximum measurements

uPVC double glazed door and window. Plumbing for automatic washing machine, tiled floor, wall cupboard plus additional storage cupboard.

BATHROOM

uPVC double glazed window. Panelled bath with shower over and shower screen, wash hand basin with double storage cupboard under and concealed cistern WC. Chrome heated towel rail, part tiled walls, wall cupboard extractor fan.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 10' 8" x 10' 8" (3.25m x 3.25m) maximum measurements, plus corner recess

uPVC double glazed window to front elevation. Radiator. Built-in storage cupboards and shelving. Recess for wardrobe and access to:-

EN-SUITE

Shower cubicle and wash hand basin with storage beneath and close coupled WC. Wall mirror and cupboard. Extractor fan.

BEDROOM TWO 8' 6" x 8' 3" (2.59m x 2.51m)

uPVC double glazed windows to rear elevation and side elevation. Radiator. Access to loft (which is partially boarded).

BEDROOM THREE 11' 2" x 4' 10" (3.40m x 1.47m)

uPVC double glazed window to rear elevation enjoying views towards Carn Brea monument, radiator.

OUTSIDE FRONT

Immediately to the front of the property are two off-road parking spaces with pathway access to the property. Side access leads around to the:-

REAR GARDEN

The rear garden has a raised, paved patio with bricked borders and step ascending to a lawn. A pathway takes you to the rear of the garden where there are two storage sheds plus an additional stone shed and from here views can be enjoyed towards Carn Brea monument.

SERVICES

Mains drainage, mains water, mains electric and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'A'. Please note, there is a right of way to the rear of the property.

DIRECTIONS

Proceeding along Barncoose Terrace away from Redruth turn left into Barncoose Lane where the property is situated on the right hand side. If using What3words:- slightly.finds.firelight

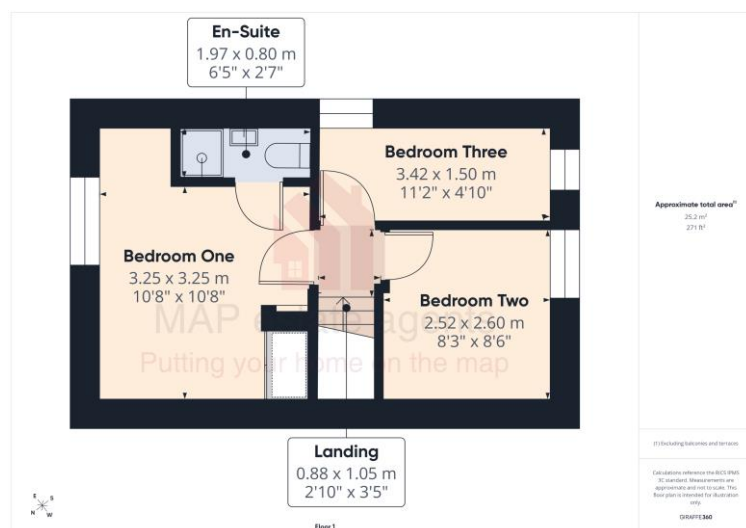


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- A beautifully presented end terrace family home
- Three bedrooms, principal with en-suite shower
- Contemporary open planned living space
- Refitted kitchen
- Modern bathroom suite
- uPVC double glazed windows and doors
- Gas fired central heating system
- Utility room
- Off-road parking for two vehicles
- Enclosed rear garden with views towards Carn Brea monument



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