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**Treskerby,
Redruth**

**£425,000
Freehold**





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Property Introduction

A wonderful opportunity to purchase this beautifully presented property, 'Sweet Pea Cottage'. Located within the hamlet of Treskerby, the property was completed in 2021 and now offers a contemporary designed family home. Offering the 'wow factor' with a number of features combining to fuse traditional design with a modern twist, a viewing is highly recommended to appreciate the standard. Upon entering the property via the spacious entrance hall, you can immediately appreciate the attention to detail that the current owners have implemented which continues throughout the additional accommodation. To the ground floor, the hallway accesses a cloakroom, large lounge with woodburner plus bi-folding doors, a well equipped kitchen with integrated appliances, whilst to the first floor are three good size bedrooms with the principal bedroom having an en-suite shower room and a family bathroom. Throughout, the property has the benefit of uPVC double glazed windows and doors along with underfloor heating to the ground floor, whilst to the first floor, radiators are fitted and operated from a gas boiler. Externally to the front can be found ample off-road parking on the bricked driveway for several vehicles, while to the rear is a low maintenance garden.

Location

Treskerby is a small hamlet found south of Scorrier and ideally located for accessing the main A30 trunk road enabling travelling to other parts of the county and beyond that much easier. Nearby can be found Treskerby Park and Scorrier Woods while the town of Redruth is also easily accessible and offers a good range of shops and amenities. A mainline Railway Station operates to London Paddington while local schooling, both primary and secondary, enjoy a good reputation. For those who enjoy outside past times, the popular Tehidy Country Park is located at Pool with this being the gateway to the spectacular north coastal path and its wonderful clifftop walks and accessing the many surfing beaches, such as Porthtowan, Portreath and Gwithian. The cathedral city of Truro lies approximately ten miles distant with this being the main centre in Cornwall for business and commerce, with its three-spired cathedral and Hall for Cornwall. It is popular for locals and visitors to explore its cobbled streets with its array of restaurants and cafes.

ACCOMMODATION COMPRISES

uPVC double glazed door with bespoke oak entrance porch above opening to:-

ENTRANCE HALLWAY

A generous entrance hallway with a uPVC double glazed window to the front. Feature tiled flooring, electric fuse box, half-turn

staircase to first floor, understairs storage cupboard and pine latch door.

LOUNGE 19' 4" x 18' 2" (5.89m x 5.53m) plus recess

An impressive reception room with uPVC double glazed bi-folding doors leading out onto the paved patio and two uPVC double glazed windows to the front. Feature woodburner set on a raised, polished plinth, underfloor heating, downlighters and pine latch door to hallway.

CLOAKROOM

Wash hand basin with drawers under, WC with concealed cistern, feature tiled flooring, 'Velux' window, extractor fan and gas fired boiler. Latch pine door to hallway.

KITCHEN/UTILITY 10' 2" x 5' 9" (3.10m x 1.75m)

Approached via a walkway with two 'Velux' windows, a selection of built-in storage cupboards and working surface, plumbing for automatic washing, Mediterranean style wall tiles and two-drawer storage unit. Access through to:-

KITCHEN/DINER 14' 10" x 14' 7" (4.52m x 4.44m)

uPVC French doors to the outside and uPVC double glazed window to the rear. Two 'Velux' windows, single drainer sink unit with mixer tap, a good range of base storage cupboards, two two-drawer units, two vertical cupboards, five-ring gas over, part Mediterranean style tiled walls and feature tiled flooring.

FIRST FLOOR LANDING

Built-in linen cupboard with shelving and loft access. Doors off to:-

BEDROOM ONE 9' 5" x 9' 4" (2.87m x 2.84m)

uPVC double glazed window to the front enjoying rural views. Radiator and pine latch door.

BEDROOM TWO 9' 3" x 6' 10" (2.82m x 2.08m)

uPVC double glazed window to the front enjoying rural views. 'Velux' window, vertical radiator and pine latch door.

BEDROOM THREE 13' 0" x 9' 11" (3.96m x 3.02m)

uPVC double glazed window to the front with rural views. Radiator and pine latch door. Door to:-

EN-SUITE SHOWER ROOM

'Velux' window, close coupled WC, walk-in shower with tiled surround, vertical radiator, circular wash hand basin with storage cupboards under, tiled splashback and pine latch door.

FAMILY BATHROOM

'Velux' window, wash hand basin with drawers under, close coupled WC, bath with shower over and shower screen, shaver point, extractor fan, built-in linen cupboard with feature stencil design frontage and vertical radiator.

OUTSIDE

The property is approached via a large, bricked driveway with two granite pillars, raised rockery to the side with a bespoke oak entrance porch above the entrance door. The rear garden has been designed with low maintenance in mind with an extensive paved patio with access up to an artificial grass section leading to a useful timber shed and log store. From here, a step up accesses a private patio with wood-effect paving slabs while access via the side of the property leads round to the front.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

From Scorrier, with the garage on the right-hand side, turn left signposted 'Treskerby', continue along this road for approximately a quarter of a mile where the property can eventually be identified on the right-hand side. If using What3words: poem.dribble.seagulls

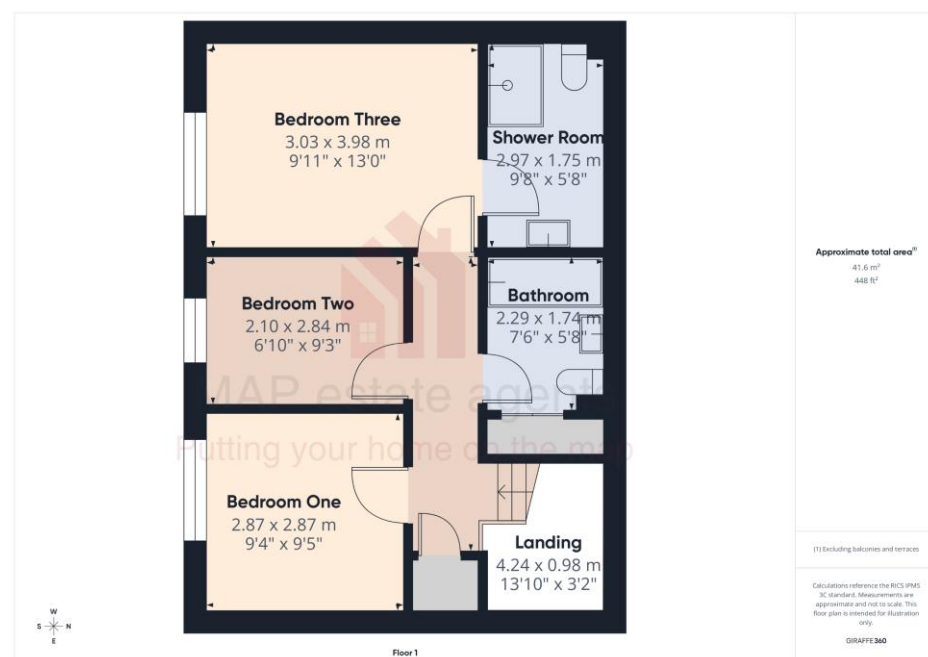
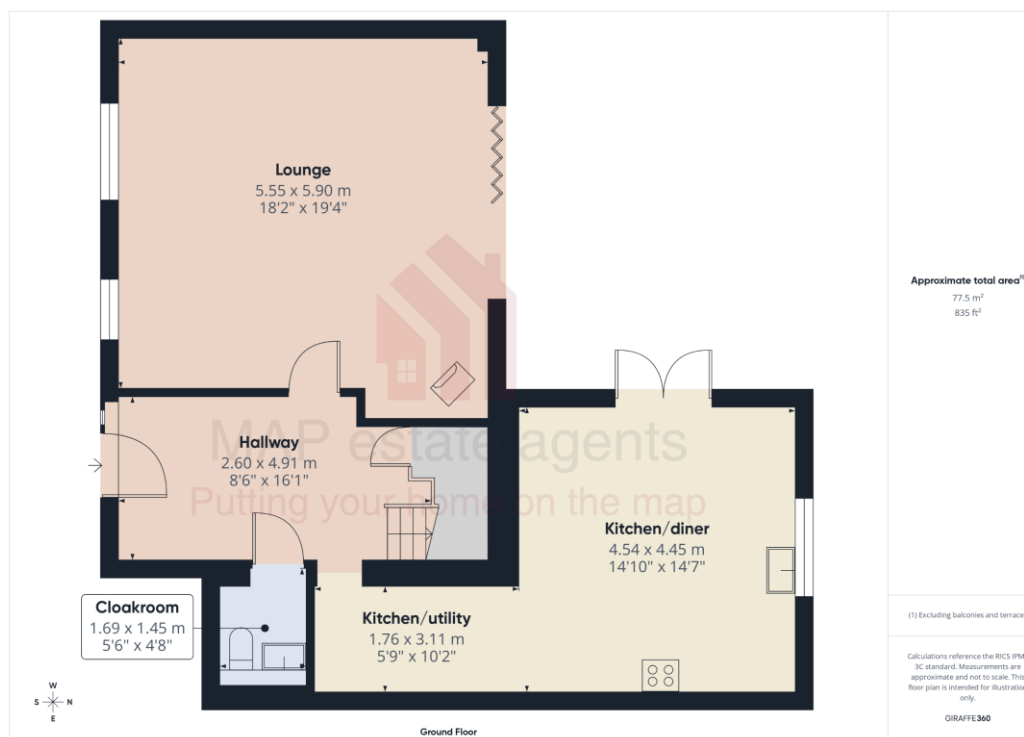


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Beautiful detached house constructed in 2021
- Modern, contemporary design
- Spacious entrance hallway
- Ground floor cloakroom, first floor bathroom
- Three bedrooms - principal with en-suite
- Large lounge with bi-folding doors
- Impressive fitted kitchen/diner, integrated appliances
- Ample off-road parking on bricked driveway
- Paved rear garden, plus raised patio
- Cornish countryside views



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