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**Victoria Mews, Redruth**

**£285,000**  
**Freehold**





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**Freehold**

### Property Introduction

Constructed in 2016, this detached house is situated away from the main road through of the village and forms part of a small development of only three properties.

Ideal as a family home and benefitting from three bedrooms with a bathroom on the first floor, the ground floor which has a contemporary design features an open-plan combined kitchen, lounge and dining space and there is a utility and ground floor WC. Fully double glazed, the property is warmed by an air source heat pump with underfloor heating on the ground floor and radiators to the first floor complemented by solar panels.

To the outside, parking is available to the front on a paved drive and the rear garden, which is enclosed and private, is ideal for outside entertaining and gives access to a generous hobby/workshop.

Well presented, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

The village of Four Lanes offers a Post Office and late night shop, schooling is available for primary age children and there is a choice of Public Houses within walking distance.

The major town of Redruth, which has connections to the A30 trunk road together with a mainline Railway Station that connects to London Paddington and the north of England is within two and a half miles. Helston, famed for its furry dance, is within seven and a half miles and the south coast resort of Falmouth, which is a haven of sailing and is Cornwall's university town, is within twelve miles.

The north coast at Portreath, which is noted for its sandy beach and active harbour will be found within six miles and Truro, which is the administrative and cultural centre of Cornwall, is within twelve miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-  
**HALLWAY**

uPVC double glazed window to the front. Recessed stairs to first floor, laminate flooring and vertical panelled doors opening off to:-  
**UTILITY 6' 2" x 5' 6" (1.88m x 1.68m) plus doorway recess**  
uPVC double glazed window to the side. Fitted with a base unit having adjoining roll top edge working surface and with space and plumbing for an automatic washing machine. Electric vent.

## WC

Featuring a concealed cistern WC, corner vanity wash hand basin with mixer tap and half panelled cladding to walls. Laminate flooring.

## LOUNGE/DINING AREA/KITCHEN 19' 10" x 11' 1" (6.04m x 3.38m) plus kitchen area 9' 11" x 8' 0" (3.04m x 2.46m)

Enjoying a triple-aspect with uPVC double glazed windows to the front and side, uPVC double glazed window to the rear and uPVC double glazed patio doors opening onto the rear. The kitchen area features a range of eye level and base units on three sides arranged to form a partial room divider and with adjoining square edge working surfaces featuring an inset stainless steel sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and stainless steel cooker hood over, extensive ceramic tiled splashbacks and space and plumbing for a dishwasher. Laminate flooring and understairs storage cupboard. The dining area features patio doors to the rear and is open-plan with the lounge which enjoys an outlook to the rear. As previously mentioned, the ground floor benefits from underfloor heating.

## FIRST FLOOR LANDING

A central landing with access to loft space and recessed airing cupboard housing hot water tank with immersion heater. Vertical panelled doors open off to:-

## BEDROOM ONE 9' 11" x 9' 4" (3.02m x 2.84m)

uPVC double glazed window to the front. Recessed bi-fold door wardrobe and radiator.

## BEDROOM TWO 10' 7" x 8' 10" (3.22m x 2.69m) maximum measurements, irregular shape

uPVC double glazed window to the rear enjoying a rural backdrop. Shelved fitment incorporating a work station to one wall and with a recessed two-door wardrobe. Radiator.

## BEDROOM THREE 8' 4" x 7' 0" (2.54m x 2.13m) plus recess

uPVC double glazed window to the rear enjoying a rural backdrop. Recessed shelving and two-door wardrobe. Radiator.

## BATHROOM

uPVC double glazed window to the front. Contemporary in design featuring a hidden cistern WC, vanity wash hand basin with mixer tap and shower/bath with plumbed rain head shower over. Shower panelling to walls, ceramic tiled floor and low voltage spotlighting. Radiator.

## OUTSIDE FRONT

To the front of the property there is brick paviour drive which gives parking for two/three vehicles and pedestrian access leads to either side. The front of the property is screened by walling and there are raised beds.

## REAR

The rear garden is enclosed and designed to be easy to maintain with a combination of artificial grass and gravel patio with steps leading up to a storage shed and green house. The rear garden is private with a range of mature shrubs and is ideal for children and pets. To the side of the property there is a 'Mitsubishi' heat pump and space for bin storage and recycling.

## WORKSHOP/HOBBY ROOM 12' 7" x 10' 10" (3.83m x 3.30m) maximum measurements, irregular shape

Detached from the property with power and light connected and having a uPVC double glazed door and window opening onto the rear garden.

## SERVICES

Mains water (metered), mains electricity and mains drainage.

## AGENT'S NOTE

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

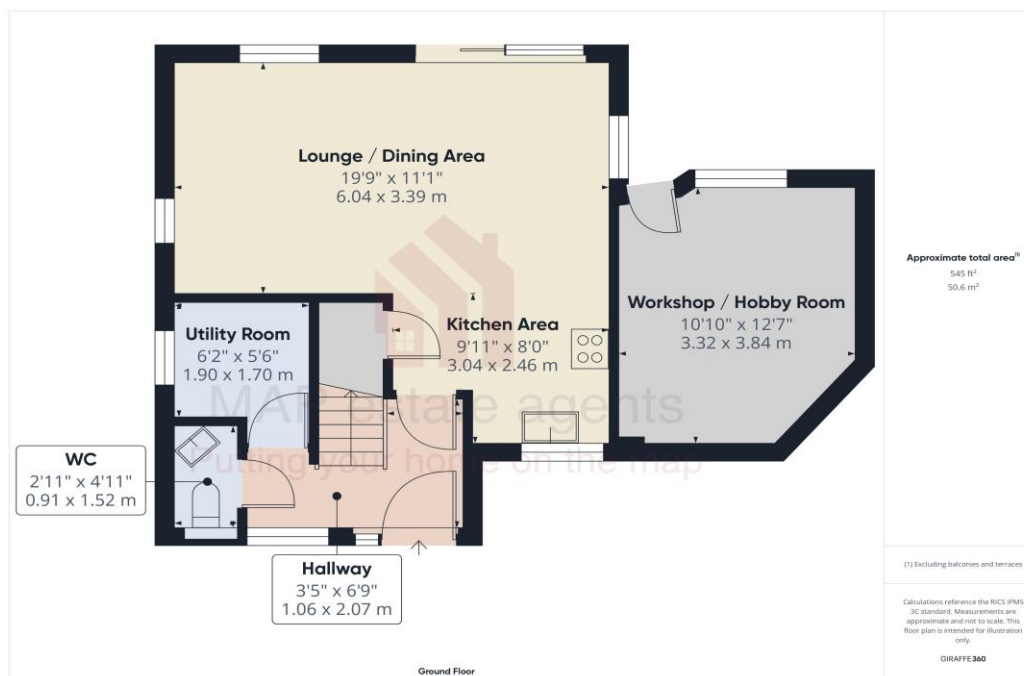


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		106
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Modern detached house
- Energy efficient home with solar panels
- Three bedrooms
- Open-plan lounge, dining and kitchen area
- First floor bathroom
- Ground floor WC
- Utility room
- Air source heating
- Double glazing
- Garden, workshop and parking



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