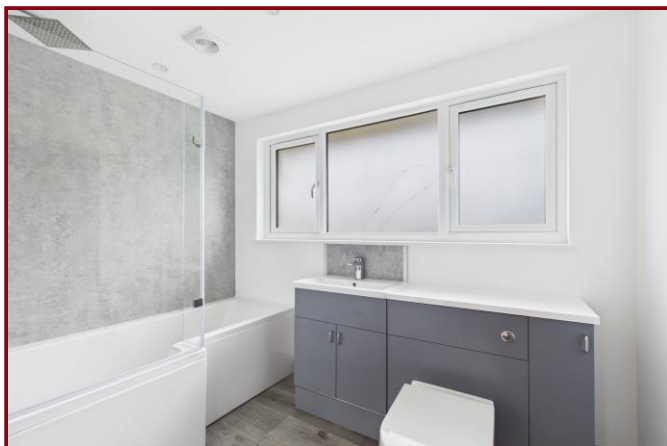




MAP estate agents
Putting your home on the map

**Four Lanes,
Redruth**

**£325,000
Freehold**





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Property Introduction

An impressive non-estate bungalow situated in the village of Four Lanes, which in recent times has undergone total refurbishment and modernisation, and now offering contemporary accommodation benefitting from uPVC double glazed windows and doors and an LPG gas fired heating system. Upon entering the property via an entrance vestibule, a light and airy hallway greets you with a large built-in storage cupboard and access to the additional accommodation comprising of three bedrooms, modern bathroom suite and lounge with open-plan archway accessing an impressive fitted kitchen with a good range of fitted cupboards and integrated appliances. Adjoining the kitchen, in what was formally the garage, is a utility room which could also be utilised for storage and has the benefit of an electric rolling door.

Externally to the front are ample parking facilities in the driveway with a lawned area of garden, while to the rear is a large enclosed garden which is also laid mainly to lawn with a raised decked area.

Location

Four Lanes is situated on the outskirts of the town of Redruth which has a good range of retail outlets as well as a mainline Railway Station with direct links to London Paddington and the north of England. Both north and south coasts are within a reasonable travelling distance - the north being famed for its surfing beaches such as Portreath, Porthtowan and St Agnes and the majestic clifftop walks taking in breathtaking scenery. For those interested in sailing, the calmer waters of the south coast at Falmouth are also within a reasonable travelling distance being popular for kayaking as well as paddleboarding.

The cathedral city of Truro lies approximately fifteen miles distant being the main centre in Cornwall for business and commerce. Within Four Lanes itself is a Post Office and general stores along with schooling for primary children being available at Pencoys Primary School. There are also Public Houses within the immediate area.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE VESTIBULE

Laminate flooring and doorway giving access to:-

HALLWAY

Access to loft with electric light, built-in double storage cupboard housing the new gas boiler, laminate flooring and radiator.

LOUNGE 13' 2" x 11' 10" (4.01m x 3.60m)

uPVC double glazed doors giving access to the garden. Downlighters, laminate flooring and radiator. Open-plan archway giving access through to:-

KITCHEN 11' 1" x 9' 5" (3.38m x 2.87m)

uPVC double glazed window to the rear. Stainless steel single drainer sink unit with mixer tap, a variety of base and wall mounted storage cupboards, three-drawer storage unit, range of working surfaces, built-in cooker, hob and extractor, downlighters, integrated dishwasher and fridge/freezer and laminate flooring.

UTILITY ROOM/STORE 9' 11" x 9' 7" (3.02m x 2.92m) maximum measurements

Electric rolling door, plumbing for automatic washing machine, vinyl flooring and radiator.

BEDROOM ONE 11' 10" x 8' 2" (3.60m x 2.49m)

uPVC double glazed window to the front. Downlighters and radiator.

BEDROOM TWO 13' 10" x 10' 1" (4.21m x 3.07m)

uPVC double glazed window to the front. Downlighters and radiator.

BEDROOM THREE 11' 3" x 10' 10" (3.43m x 3.30m)

Two uPVC double glazed windows to the rear. Boxed electric meters, downlighters and radiator.

BATHROOM

uPVC double glazed window to the rear. WC with concealed cistern, wash hand basin, double storage cupboard under, panelled bath with shower over and shower screen, chrome heated towel rail, downlighters, extractor fan and laminate flooring.

OUTSIDE FRONT

Immediately to the front of the property are ample parking facilities for several vehicles with a lawn.

REAR

The rear garden is considered to be of a generous size and is also laid mainly to lawn with a variety of trees and a raised decked area and concealed LPG gas cylinders.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

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

DIRECTIONS

Proceeding into Four Lanes on the B3297, continue past the village stores on the right-hand side at the crossroads turning left into Little Gregwartha following the road round where the property will be identified on the left-hand side by a 'For Sale' board. If using What3words: twist.chained.cucially



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	41	62
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- An impressive non-estate bungalow
- Undergone total refurbishment and modernisation
- Three bedrooms
- Fitted kitchen with integrated appliances
- Lounge with uPVC double glazed patio doors to the garden
- Utility room
- Modern fitted bathroom suite
- uPVC double glazing and LPG gas heating
- Large enclosed rear garden
- Ample parking for several vehicles



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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