



# Little Treloweth Pool Redruth TR15 3QA

Offers In Excess Of  
£325,000

- DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
  - FOUR BEDROOMS
- STUNNING KITCHEN/DINING ROOM
- UTILITY AND CLOAK ROOM
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
  - DOUBLE GLAZING
- EASY ACCESS TO SCHOOLS AND AMENITIES
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1261.00 sq ft



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#### PROPERTY DESCRIPTION

A fantastic opportunity to purchase this well presented, detached family home situated in a quiet Cul De Sac in the popular area of Treloweth in Pool. The accommodation comprises an entrance porch, a welcoming entrance hall, living room, a stunning kitchen/dining room, utility, cloak room, four bedrooms and family bathroom. Outside, a driveway and integral garage provide private off road parking adjacent to level lawned front garden whilst the rear enjoys a good sized, family friendly garden which is perfect for children, pets and entertaining. Other benefits includes double glazing, gas central heating and presented itself as an ideal home for a growing family.

#### LOCATION

Little Treloweth is a quiet Cul De Sac located in a popular residential area in Pool, perfectly placed for schools and access to local shops, amenities, and is a short drive from the North Cornish coast and on the door step of Tehidy Country Park. The towns of Redruth and Camborn both offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Wooden glazed door into:

#### ENTRANCE PORCH

Triple aspect glazing, composite door into:

#### ENTRANCE HALL

A welcoming entrance hall with herringbone wood effect flooring, attractive half height panel effect walls, radiator, stairs to first floor with cloak hanging space below, oak internal doors to living room and kitchen.

#### LIVING ROOM

A wonderful warm living space with glazed double oak doors allowing plenty of light into the room, double glazed window, radiator.

#### KITCHEN/DINING ROOM

A stunning kitchen/diner which is the real hub of the house with double glazed doors opening onto the rear garden. The kitchen has been fitted with a wide range of soft closing base and wall units incorporating an integrated dishwasher, fridge, freezer, electric oven, gas hob, extractor hood, under cabinet and plinth lighting along with solid wood work surfaces, complimentary 'Metro' tiled splash backs and a one and half bow sink with mixer tap. There is also a decorative radiator, wood effect floor tiles, double glazed window and plenty of space for a dining table and chairs. An oak internal door leads into:

#### UTILITY

This useful utility is divided into two spaces. An area for shoes and hanging coats with a door opening into the rear garden and an area with extra fitted units, work surfaces, double glazed window, door into integral garage, spaces for washing machine, tumble dryer and additional white goods. There is wood effect flooring and a door also leads into:

#### CLOAK ROOM

A handy cloak room with W.C and hand basin with fitted cupboard below, obscure double glazed window, wood effect flooring.

#### FIRST FLOOR

#### LANDING

Loft access hatch, doors to bedrooms and bathroom, airing cupboard housing combination boiler.

#### BEDROOM ONE

A dual aspect double bedroom with double glazed windows to both front and rear, two radiators.

#### BEDROOM TWO

A second double bedroom with double glazed window, fitted wardrobes and radiator.

#### BEDROOM THREE

A third double bedroom with double glazed window, fitted wardrobes, feature half panel wall and radiator.

#### BEDROOM FOUR

A single fourth bedroom with double glazed window, radiator and over stairs storage cupboard.

#### BATHROOM

A three piece bathroom suite comprising bath with shower over, W.C and hand basin with fitted cupboard below, radiator, tiled walls, wood effect flooring, obscure double glazed window.

#### OUTSIDE

The property is approached over a tarmac driveway which sits in front of an integral single garage. Adjacent to the drive is a level lawned garden with a mature palm tree and a side gate gives pedestrian access into the rear. The rear enjoys a good sized, pet and child friendly garden which is predominantly laid to lawn along with a paved patio which is perfect for entertaining. A useful tool shed also provides storage.

#### DIRECTIONS

Travelling along Church Road with Pool Academy on your left hand side, take the first exit at the mini roundabout onto Moorfield Road. Take the first turning on your right into Little Treloweth heading around the left hand bend where the property can be found on your right hand side.



## MATERIAL INFORMATION

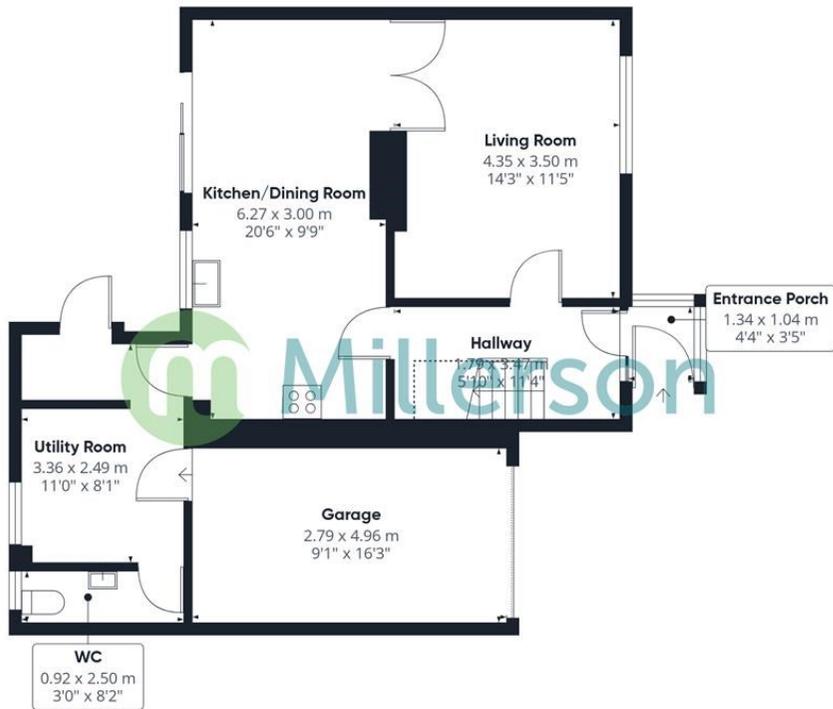
Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: Driveway and Garage  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes



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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area<sup>(1)</sup>

117.3 m<sup>2</sup>  
1261 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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## Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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