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**Carnkie,
Redruth**

**£350,000
Freehold**





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Property Introduction

This well presented non-estate bungalow is situated within the popular village of Carnkie. Recently updated, there are two double size bedrooms, a generous lounge and dining room which gives direct access to the remodelled kitchen. There is a sunroom to the front, the shower room has been redesigned in a contemporary style and there is a utility porch to the rear. The property is fully double glazed, the bungalow is heated by an oil fired boiler supplying radiators and domestic hot water. To the front is an enclosed lawned garden with driveway parking available for several cars to the side and this gives direct access to the garage and workshop which is attached to the bungalow. Pedestrian access leads to either side. Under Ridge sits within a virtually level plot and benefits from a well cared for mainly lawned and patio garden to the rear which is ideal for outside entertaining when the weather permits and there is a useful range of storage sheds together with a 'gardener's convenience'. In summary, a well presented bungalow in a great location, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Carnkie is situated some two miles from the major town of Redruth and one and a half miles from Pool which is a centre for out of town retail outlets and gives direct access to the A30 trunk road. From the village, there is access to country walks and cycleways along the Great Flat Lode trail and there is direct access to Carn Brea which is a prominent feature in the area and has a specialist restaurant in a former hunting lodge which is believed to date from 1379 and was converted into a castle folly in the 1790's.

Redruth has an eclectic mix of local and national shopping outlets and there is a mainline Railway Station with direct links to London Paddington and the north of England. Portreath on the north coast is within six miles, the south coast university town of Falmouth is within eleven miles and Truro, the administrative and cultural centre of Cornwall, is some thirteen miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

SUNROOM

Enjoying a triple aspect with uPVC double glazed windows on three sides set on dwarf walling. Ceramic slate effect tiled floor and radiator. Part brick relief to one wall and uPVC double glazed door opening to:-

HALLWAY

Coved ceiling, wood laminate flooring and radiator. Shelved

storage cupboard and access to loft space via loft ladder. A combination of oak vertical panelled doors and glazed doors opening off to:-

LOUNGE 14' 11" x 11' 11" (4.54m x 3.63m)

uPVC double glazed window to the front. Focusing on a marble fire surround with a tiled hearth and back housing an LPG coal-effect gas fire. Coved ceiling with central rose and radiator.

DINING ROOM 12' 11" x 10' 7" (3.93m x 3.22m)

uPVC double glazed window to the side. Recessed pantry cupboard with uPVC double glazed window to the side and further recessed storage cupboard. Wood laminate flooring, floor mounted 'Worcester' oil-fired boiler and door to utility room. Squared archway to:-

KITCHEN 8' 10" x 8' 8" (2.69m x 2.64m)

uPVC double glazed window to the rear. Recently refitted with a range of eye-level and base mid-grey gloss-finished units having adjoining square-edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Extensive ceramic tiled splashbacks, space and plumbing for an automatic washing machine and cooker point. Wood laminate flooring extending from the dining room.

UTILITY PORCH 8' 10" x 5' 8" (2.69m x 1.73m)

uPVC double glazed window to the side and uPVC double glazed French doors opening onto the rear. Ceramic slate effect tiled floor, storage units and coved ceiling.

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

uPVC double glazed window to the front. Recessed wardrobe, coved ceiling and radiator.

BEDROOM TWO 11' 2" x 11' 0" (3.40m x 3.35m)

uPVC double glazed window to the rear. Recessed wardrobe, coved ceiling and radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Recently remodelled with a contemporary style suite consisting of vanity wash hand basin set in storage cupboards, concealed cistern WC and corner shower enclosure with 'Triton' electric shower. Ceramic tiled walls, ceramic tiled floor and radiator.

OUTSIDE FRONT

To the front of the property, the garden is largely lawned with mature shrubs and there is a brick paviour driveway which gives parking for three to four vehicles and leads to the attached garage.

GARAGE 17' 11" x 9' 0" (5.46m x 2.74m)

Automatic up-and-over door to the front and having power and light connected. Door to:-

WORKSHOP 8' 9" x 6' 3" (2.66m x 1.90m)

uPVC double glazed door and window to the rear.

REAR GARDEN

The rear garden is enclosed, largely lawned with an extensive brick paviour patio adjacent to which is a gazebo, this area is ideal for outside entertaining when the weather permits and affords a high level of privacy. There is an aluminium-framed greenhouse (6'0" x 4'0"), a range of storage sheds are set to one side of the garden and there is an external water supply. There is also a 'gardener's convenience' with a high flush WC and pedestal wash hand basin.

SERVICES

Mains electric, mains metered water and mains drainage.

AGENT'S NOTE

Please be advised the Council Tax Band for this property is Band 'C'.

DIRECTIONS

From Redruth Railway Station, proceed down the hill turning left at the first set of traffic lights. At the next set of traffic lights, turn right heading towards Helston, take the next turning right and then immediately left heading towards the village of Carnkie. Upon entering the village of Carnkie, with a large chapel on your right-hand side, turn left where the bungalow will be identified on the left-hand side. If using What3words: reddish.insurers.daydreams





MAP's top reasons to view this home

- Detached non estate bungalow
- Rural village location
- Two double size bedrooms
- Large lounge
- Dining room
- Refitted kitchen
- Contemporary style shower room
- Sun room to front
- uPVC double glazing and oil heating
- Well maintained gardens, parking and garage



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