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BILL BANNISTER

Sales & Lettings



4 Trevarren Avenue

Four Lanes, Redruth, TR16 6NH

£229,950



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If you are looking for a move in ready family bungalow, you may have just found it as we bring to market this lovely three bedroomed property which has an en-suite to one of the bedrooms. Extremely well presented and attractively priced, an early viewing is very highly recommended. Set back from the road, the property has been maintained to a high standard, both internally and externally. A pathway leads to a triple aspect entrance porch from where an internal front door opens into the lounge/living room. From here, access is gained to the fitted kitchen and the large triple aspect conservatory beyond. A separate door gives access to a hallway from where the three bedrooms can be found. A good sized, modern family shower room complements the bedrooms and it is finished with aqua board throughout. Furthermore, the front of three bedrooms has the added bonus of having an en-suite shower room which again has a fully aqua board finish. The conservatory has a very pleasant outlook over the well presented and well designed rear garden. The garden itself is very well laid out, primarily shingle with a raised area of synthetic grass and a central decorative slab feature and shingle and brick border. Single textured slabs form steps of accessibility throughout the remainder of the garden and from here you can access the garden shed as well as a side access door into the single garage. The garage itself has lighting, power and an up and over door and also houses the oil fired boiler. The front of the property has a low level traditional wall bordering a shingle front split by a pathway to the entrance porch and onto a gate to access the rear garden and garage side entrance door. There are two off road parking spaces, one to the front of the garage and one immediately adjacent to that. In terms of location, the popular village of Four Lanes has a convenience store with Post Office which is within a short walk of the property as are the local primary school and two public houses. Furthermore, the village is located within a three mile drive of Redruth Town Centre whilst Camborne Town Centre is also within four miles. Bus services also give access to Redruth, Camborne, Helston and Falmouth. Further afield, Portreath beach is within twenty minutes by car, as are Tehidy Country Park and Tehidy Golf Club. The delightful Gwithian Beach is around twenty five minutes away.

ENTRANCE PORCH

Triple aspect with upvc double glazed windows. Internal wooden front door with clear double glazed high level decorative panels leads to:

LOUNGE

10'11" x 14'10" (3.35m x 4.54m)

Upvc double glazed window overlooking the front garden and aspect with a radiator below. Wall mounted log effect electric fire. Door to:

KITCHEN

11'3" x 8'11" (3.43m x 2.72m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Radiator and a upvc door with twin obscure double glazed panels opens to the conservatory. Space for a tall fridge/freezer plus space and plumbing for a washing machine. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Roll edge work surfaces and an electric cooker with a built-in extractor hood above. Door opens to a deep full height storage cupboard.

HALLWAY

Two loft access hatches and a mains smoke alarm.

BEDROOM 1

11'10" x 8'9" (3.63m x 2.69m)

Upvc double glazed French doors opening to the rear garden. Radiator.

BEDROOM 2

8'5" x 11'5" (2.58m x 3.50m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Door opens to:

EN-SUITE SHOWER ROOM

6'3" x 5'11" (1.91m x 1.82m)

Fully aqua boarded with a low level wc having a built-in cistern and a wash hand basin built into a vanity unit. A hinged glass door opens to a shower cubicle with a Triton T80 Easyfit Plus electric shower. Wall mounted towel radiator, medicine cabinet and an extractor. Upvc double glazed window to the rear aspect.

BEDROOM 3

8'3" x 9'1" (2.53m x 2.77m)

Radiator below a upvc double glazed window looking into the conservatory.

FAMILY SHOWER ROOM

8'6" x 5'11" (2.60m x 1.81m)

Fully aqua boarded with a low level wc having a built-in cistern and a wash hand basin built into a vanity unit and mirrored medicine cabinet above. Large walk-in shower enclosure with a thermostatic shower and a glass shower screen. Wall mounted towel radiator and a upvc obscure double glazed window to the side aspect.

CONSERVATORY

10'1" x 8'8" (3.08m x 2.66m)

Triple aspect with upvc double glazed windows overlooking the rear garden and aspect. Upvc double glazed French doors open out to the rear patio. Radiator.

OUTSIDE

To the front a pathway leads to the front porch which splits shingle areas with mature bushes, shrubs and plants. There is a traditional low level wall frontage and two off road parking spaces with a low level fenced border leading to a SEMI DETACHED SINGLE GARAGE 2.40m x 4.87m (7'10 x 16') with an up and over door, lighting and power and a Worcester oil fired boiler. A pathway across the front leads to a gated access to the rear. The rear garden has a decorative slabbed patio area with shingle and a decorative raised area having a feature of a synthetic grass. There is a slabbed pathway leading to a GARDEN SHED 1.83m x 2.54m (6' x 8'4) with lighting and power. The slabbed pathway leads to a side access door opening to the garage. The oil tank is positioned in the rear garden, there is an external power point and neat borders of mature plants, shrubs and trees with a block wall to one side and half fenced borders to the other two sides.

DIRECTIONS

From our office in Redruth take the main road towards Helston into the village of Four Lanes. Proceed past the Victoria Inn on the left hand side and take the next turning right into Trevarren Avenue where the property will be found on the right.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - good outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



Road Map



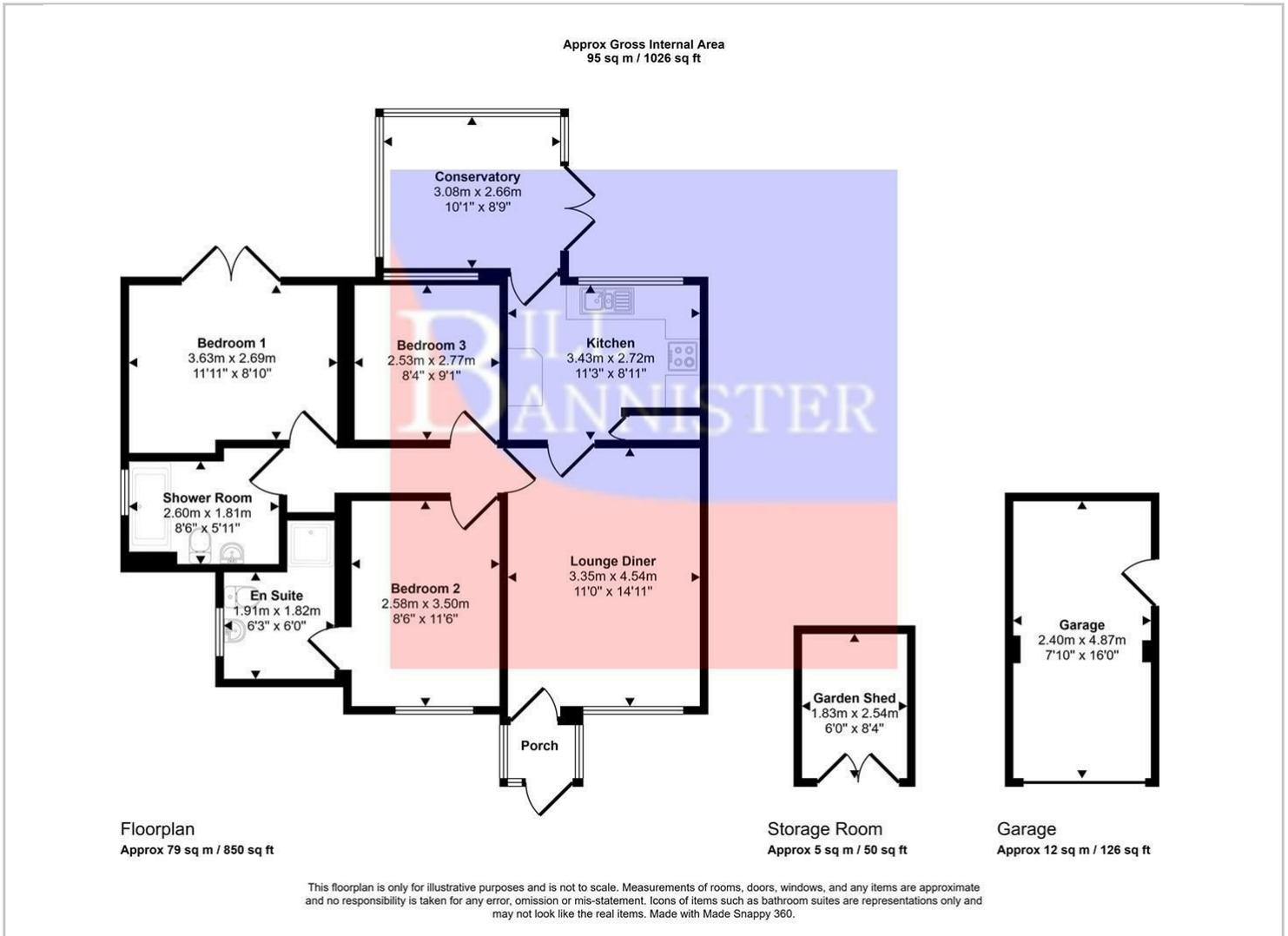
Hybrid Map



Terrain Map



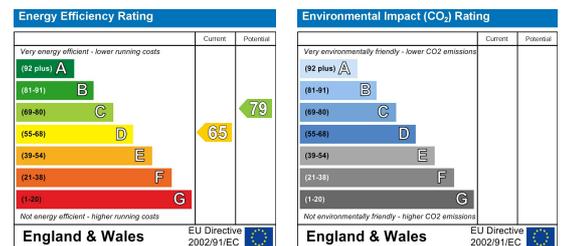
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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