

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



12 Roskrow Close

Four Lanes, Redruth, TR16 6NG

£245,000



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Coming to market is this interesting two bed roomed gable end detached bungalow in the village of Four Lanes, close to a convenience store with a Post Office, which is within a short walk of the property as are the local primary school and two public houses. There are two options to enter the property from the front, either via the front door or a side porch door on the opposite side, the latter adding convenience in bad weather but also giving access to the rear garden. Using the front door to the left, this opens into an entrance vestibule with a door accessing the side 'hobby' area and also, a convenient separate WC/cloakroom with a wash hand basin. An internal door opens into the good sized lounge/living room which has open access to the kitchen/dining area. From the lounge, a door opens out into the rear steel framed, triple aspect conservatory which has full length glazed windows with fully glazed sliding doors to access the rear garden. Returning to the kitchen, access is given to a side porch/storage area, in turn leading to the rear garden at one end and front of the property at the other. Returning to the lounge, access is given to the two bedrooms, both sited at the front of the property, one of which has the added benefit of a large, fitted wardrobe with sliding mirrored doors. Complementing the bedrooms are a separate shower cubicle and a bathroom with a step-in bath.

Externally, the front of the property has an open plan, laid to lawn garden dividing two driveways, one with parking for two cars, the forward vehicle of which would be under a covered area which leads to a storage area. The second driveway has parking for one vehicle and leads to a door which opens into the side porch/storage area and in turn, the rear garden. The rear garden itself is fully enclosed and has a decking area, a laid to lawn area with fenced borders, a mature tree and mature bushes. Furthermore, there are two garden sheds along with a doored storage area.

In terms of location, the popular village of Four Lanes has a convenience store with a 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 accessible within four miles. Both towns have comprehensive amenities and main line railway services. Bus services from Four Lanes 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 a thirty minute drive.

Upvc door with half obscure double glazed panel opens to:

ENTRANCE VESTIBULE

Door opens to a hobbies room and a door to:

WC

Low level wc and a wash hand basin with a tiled splash back. Single obscure glazed window to a rear outside storage room.

OPEN PLAN LOUNGE

10'8" x 24'2" (3.26m x 7.39m)

Wall mounted plug-in electric radiator below a upvc double glazed window to the side aspect. Door opens to a front conservatory and open access to:

KITCHEN/DINING AREA

8'2" x 14'4" (2.49m x 4.39m)

Wall mounted plug-in electric radiator below a upvc double glazed window looking into the conservatory, rear garden and aspect beyond. Range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space for an under counter fridge plus space and plumbing for a washing machine. Single stainless steel sink and drainer with a tiled splash back. Space for an electric cooker with a built-in Candy extractor hood above. Full height shelved storage cupboard and space for a full height fridge/freezer. Upvc double glazed window looking into the side porch. Upvc door with a half obscure double glazed panel opens to:

SIDE PORCH/UTILITY AREA

4'11" x 26'2" (1.52m x 7.98m)

Upvc door with a half obscure double glazed panel opens to the rear decking and garden. Door with a half obscure double glazed panel leads out to the front garden.

CONSERVATORY

15'9" x 9'2" (4.82m x 2.81m)

Steel framed with a triple aspect and full length single glazed windows plus full length sliding doors accessing the rear decking and garden.

BEDROOM 1

8'2" x 11'3" (2.51m x 3.43m)

Upvc double glazed window overlooking the front garden and aspect. Wall mounted plug-in electric radiator. Fitted wardrobe with hanging space, shelved storage and mirrored sliding doors.

BEDROOM 2

10'7" x 8'5" (3.24m x 2.58m)

Upvc double glazed window overlooking the front garden and aspect.

SHOWER ROOM

Fully tiled shower cubicle with a Mira Advance electric shower.

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BATHROOM

8'4" x 6'1" (2.56m x 1.86m)

Concertina door and a low level wc with a built-in cistern. Wash hand basin built into a vanity unit. Walk-in bath with a MX electric shower over. Loft access hatch and a high level pull-cord Hursel wall mounted electric heater. Upvc obscure double glazed window to the side aspect. Louvre door opens to a full height storage cupboard housing a hot water cylinder with slatted shelved storage below.

HOBBIES ROOM

7'3" x 13'1" (2.23m x 4.01m)

Door from the entrance vestibule with a upvc decorative obscure double glazed window to the rear aspect. Wall mounted electric radiator with an isolator switch. High level storage cupboard housing services including wiring for the solar panels.

OUTSIDE

To the front there is a full width wrought iron fencing with two double gates opening to the driveway. To the left there is parking for two cars with one being under a covered area/car port. The garage opens to a storage area. The right hand drive leads to a step down to the side porch giving access to a side storage area and the rear garden. There is an external tap. The front garden is primarily laid to lawn with the front borders being hit and miss fencing to one side and an open fence to the other side. The rear garden is accessed from the rear porch and has a decking area, a laid to lawn area and two garden sheds. There are fenced borders with mature trees and bushes. A upvc door with a half obscure double glazed panel opens to a STORAGE ROOM with plumbing and power.

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. Roskrow Close is the first left where the property will be found further down on the right, identified by a driveway to each side of the property.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and electric heating. Leased solar panels.

Broadband highest available download speeds - Standard 2 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



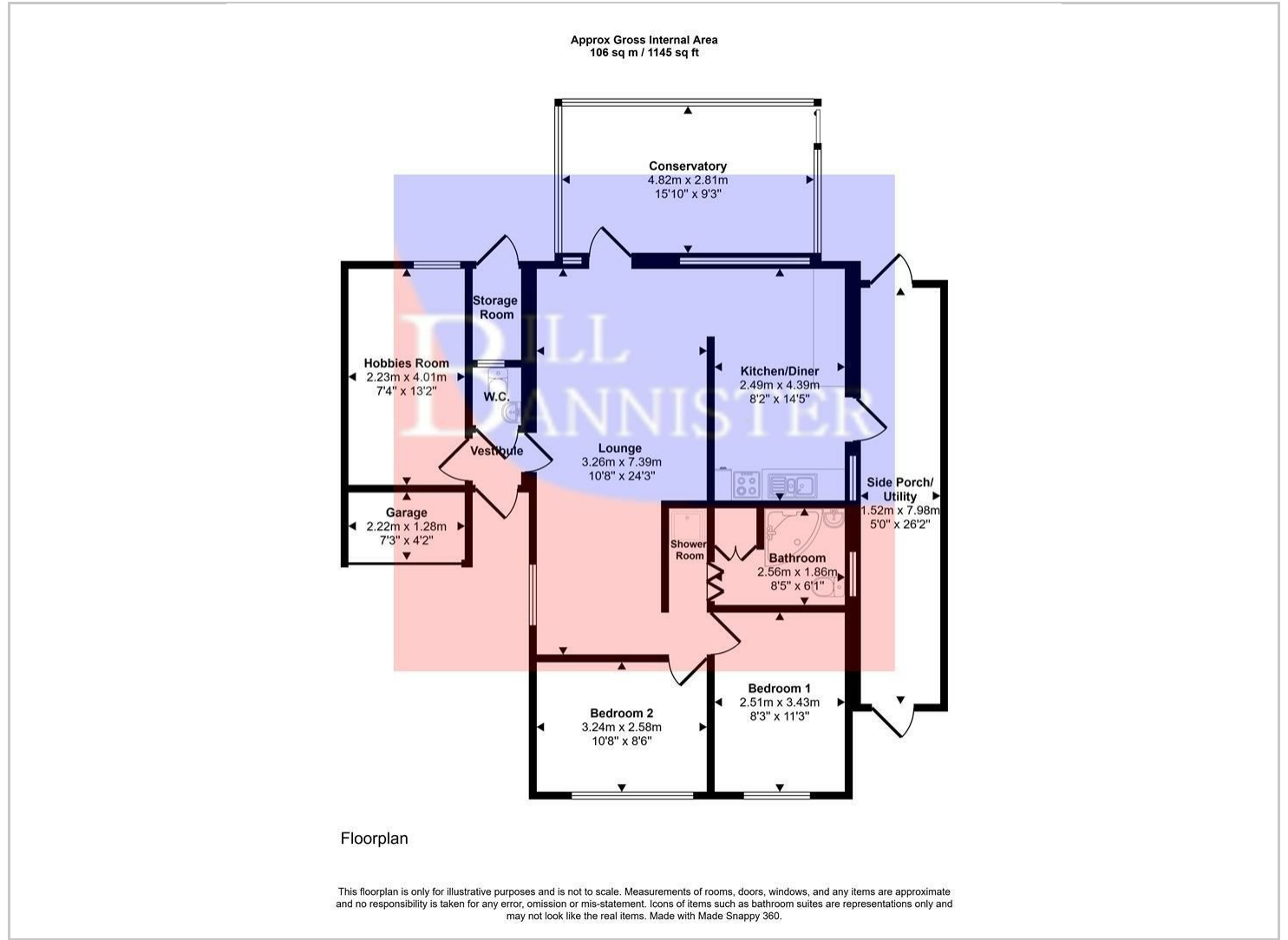
Hybrid Map



Terrain Map



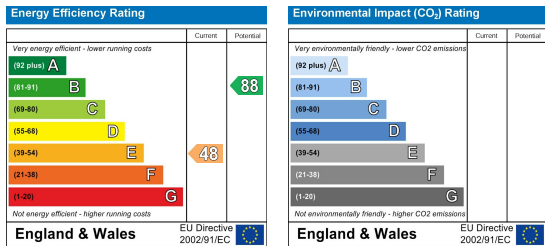
Floor Plan



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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