Strawberry Fields

Lanner

Redruth

TR16 5TD

Asking Price £275,000

- END OF TERRACE FAMILY HOME
- THREE BEDROOMS
- MASTER WITH ENSUITE
- SOUTHERLY FACING SUNNY GARDEN
- VALLEY AND COUNTRYSIDE VIEWS
- POPULAR VILLAGE LOCATION
- GENEROUS LIVING ROOM
- SUN ROOM
- BATHROOM AND CLOAK ROOM
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 782.00 sq ft

3

2

2

C72

PROPERTY DESCRIPTION
Situated in the sought after village of Lanner is this end of terrace, modern family home enjoying valley views and spacious accommodation. The home is bright, airy and well presented throughout, briefly comprising an entrance hall, cloakroom, kitchen, generous living room, sun room, three comfortable bedrooms with master ensuite and additional bathroom. Outside, the rear enjoys an enclosed, southerly facing garden which is child and pet friendly boasting valley and countryside views from its private patio. There is also allocated parking, central heating, double glazing and perfectly suits a growing family

LOCATION
Strawberry Fields is popular residential development Situated in the village of Lanner, located between the harbour town of Falmouth and the historic mining town of Redruth, The village is well served with a general store, public house, bakery and junior school whilst both Falmouth and Redruth offering a wider range of retail and leisure facilities, secondary schools and Colleges. Redruth also sits on the Main A30 and mainline railway to London.

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTRANCE
Obscure double glazed door into:

ENTRANCE HALL
Decorative tiled flooring, radiator, large storage cupboard, doors to living room, kitchen and cloak room.

CLOAK ROOM
W.C and hand basin with tiled splash back, tile effect flooring, obscure double glazed window.

KITCHEN
A white, shaker style fitted kitchen offering a large range of base and wall units, stone effect work surfaces with tiled splash backs, integrated fridge, freezer, dishwasher, oven, hob and extractor, space for washing machine, one and half bowl sink with mixer tap and drainer, wood effect flooring, radiator, inset lighting, double glazed window.

LIVING ROOM
A bright and spacious room with wood effect flooring, inset lighting, stairs to first floor, door to rear garden, opening through to:

SUN ROOM
A fantastic addition to the home enjoying plenty of light and views towards to valley and countryside beyond, space for dining table and chairs, tiled floor, dual aspect double glazing and patio doors to rear garden, radiator, tiled floor.

FIRST FLOOR

LANDING
Loft access hatch, doors to bedroom and bathroom.

BEDROOM ONE
A generous master bedroom with double glazed window enjoying the valley views, radiator, door into:

ENSUITE
A three piece shower suite comprising shower cubicle with electric shower, W.C and hand basin, tiled floor, inset lighting, extractor fan.

BEDROOM TWO
A second double bedroom with double glazed window and radiator.

BEDROOM THREE
A single bedroom with double glazed window and radiator.

BATHROOM
A three piece bathroom suite comprising bath with shower over, W.C and hand basin, tiled walls, tiled floor, obscure double glazed window, radiator, inset lighting, extractor fan.

OUTSIDE
The property sits on an elevated plot with a pedestrian pathway leading to the front doors and side gate into the rear. The rear enjoys a south facing, sunny enclosed garden which perfectly suited to pets, children and entertaining. There is a private paved patio which enjoys wonderful valley and countryside views with a few steps down to a level lawn and a second pedestrian access gate. To the front is a gravel driveway with allocated parking.

DIRECTIONS
Approaching Lanner from Redruth, turn left onto Pennance Lane and then right onto North Road. Continue along this road, onto Valley View and onto Strawberry fields following to the end, around the left hand bend and up the hill towards Pennance Parc. The property can then be found on your right hand side.

MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: Survey Instructed

The building
End-terrace house, standard construction
3 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None

Services
Mains electricity

Mains water
Mains foul drainage
Mains surface water drainage
Oil central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three ok, EE good
Parking: Allocated, Driveway, and On Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

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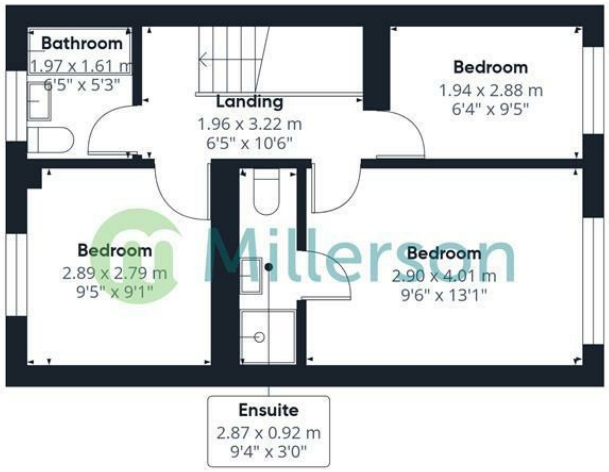
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor 0



Floor 1

Approximate total area(1)

83.1 m²
893 ft²

Balconies and terraces

10.3 m²
111 ft²

Reduced headroom

1.1 m²
12 ft²

(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.

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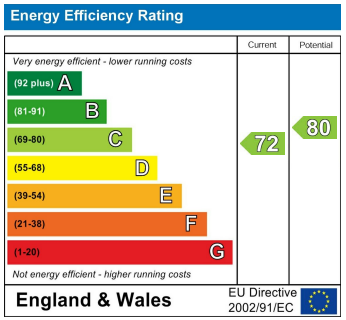

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