MAP estate agents

Putting your home on the map

Mount Ambrose, Redruth

Redruth Cornwall

Redruth town less than 1 mile | Portreath (north coast) 5 miles | Truro 10 miles | Falmouth (south coast) 11 miles | Truro 28 miles | Newquay Airport 21 miles | Plymouth 60 miles | Exeter M5 93 miles | (Distances are approximate)

This substantial detached dormer style bungalow offers versatile accommodation ideal for family occupation and is also well suited for multi-generational living.

Entrance porch | Lounge | Kitchen | Dining room/bedroom one | Three bedrooms, one with a dressing room | Utility room | Boiler room/office | Rear porch | Bathroom | WC | First floor shower room | Garage | Gardens | Driveway parking

Guide Price £400,000

Freehold

Property Introduction

Well presented, there are superb views from St Ives Bay through to St Agnes Beacon from the front elevation. The flexible accommodation allows for four double size bedrooms with the principal bedroom benefiting from a walk- through dressing room which is ideal for those with teenage children who may want to use this room as a study area. The triple aspect lounge, which again enjoys a coastal outlook and is some 23' in length, there is a modern fitted kitchen and in additional to a remodelled ground floor bathroom, one will find a shower room on the first floor.

To the rear is a utility room together with a boiler room/home office and a rear porch. The property is fully double glazed and heating is provided by a gas fired boiler. Sitting on a generous plot with mainly lawned gardens to the front, to the rear there is a private mature garden together with a patio and a double garage and parking.

This substantial property requires closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Waverley is conveniently located on the north side of the town and is set above and back from passing traffic. There is good access to both the town centre and the A30 trunk road and Cornwall's main town and administrative centre, Truro, is within commuting distance. Redruth offers a mainline railway station with direct links to London Paddington and the north of England, there is a mix of local and national shopping outlets and schooling is available for all ages.

Falmouth, the university town on the south coast is within eleven miles and Portreath on the north coast which is noted for its sandy beach and active harbor can be found within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to :-

ENTRANCE PORCH

uPVC double glazed window to the front enjoying an open outlook towards the north coast and with an attractive slate flooring. Glazed door with side screen opening to :-

HALLWAY

L-shaped with stairs to the first floor, recessed cupboard and two radiators. Doors open off to :-

LOUNGE 23' 4" x 13' 10" (7.11m x 4.21m)

Enjoying a triple aspect with uPVC double glazed windows to the front, side and rear. Approached via double doors in the hallway, there are extensive and far reaching views to the front towards St Ives bay. The room focuses on a slate fire surround with hearth housing a gas coal effect fire. Two radiators, two wall lights.

KITCHEN 11' 9" x 11' 1" (3.58m x 3.38m)

uPVC double glazed window to the front, again enjoying similar views to the lounge. Remodelled with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel sink unit with mixer tap. Eye level stainless steel Neff double oven and inset Neff five ring gas hob with stainless steel cooker hood over. Extensive ceramic tiled splashback, recessed larder cupboard and radiator.

BEDROOM ONE/DINING ROOM 11' 9" x 11' 2" (3.58m x 3.40m)

uPVC double glazed window to the front again enjoying a coastal outlook. Dado rail and radiator.

BEDROOM TWO 12' 10" x 10' 10" (3.91m x 3.30m)

uPVC double glazed window to the side with an outlook towards St Agnes Beacon. Radiator.

WC

uPVC double glazed window to the rear. Remodelled with a close coupled WC and with half ceramic tiled walls.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a wall hung vanity wash hand basin with illuminated mirror over, panelled bath with mixer shower over and having full ceramic tiling to walls. Inset spotlighting and towel radiator.

REAR HALLWAY
Doors opening off to :-

BOILER ROOM/OFFICE 10' 8" x 5' 2" (3.25m x 1.57m)
Single glazed window to the utility. Floor mounted Worchester gas combination boiler and radiator.

REAR PORCH
uPVC double glazed window to the rear. uPVC double glazed door to the side. Door to utility and large recessed store cupboard. Tiled floor.

WALK-IN CUPBOARD

UTLITY ROOM 8' 10" x 5' 3" (2.69m x 1.60m)
uPVC double glazed window to the rear. Fitted with a base unit and roll top edge working surfaces incorporating a stainless steel sink unit with mixer tap and having space beneath for an automatic washing machine. Ceramic tiled floor.

FIRST FLOOR LANDING
A central landing with laminate flooring and doors opening off to :-

BEDROOM THREE 15' 4" x 10' 8" (4.67m x 3.25m)
uPVC double glazed window to the side enjoying an outlook towards St Agnes Beacon. Double glazed Velux roof light, access to eaves storage space and laminate flooring. Radiator.

SHOWER ROOM
uPVC double glazed window to the rear. Remodelled with a close coupled WC, pedestal wash hand basin and oversized shower enclosure with plumbed shower. Featuring shower panelling, part tiled walls and radiator.

DRESSING ROOM 12' 8" x 10' 6" (3.86m x 3.20m)
uPVC double glazed window to the front again with views towards the north coast. Double glazed Velux skylight to rear, radiator and laminate flooring. Wide squared archway through to:-

PRINCIPAL BEDROOM FOUR 15' 5" x 12' 9" (4.70m x 3.88m)
uPVC double glazed window to the front enjoying a coastal outlook. Access to eaves storage. Radiator.

OUTSIDE FRONT
To the front of the property there is a raise lawned garden with a rockery to one side. A shared driveway to the side of the property leads to the rear.

OUTSIDE REAR
An enclosed lawned garden which offers a high level of privacy and features a raised patio surrounded by mature shrubs.

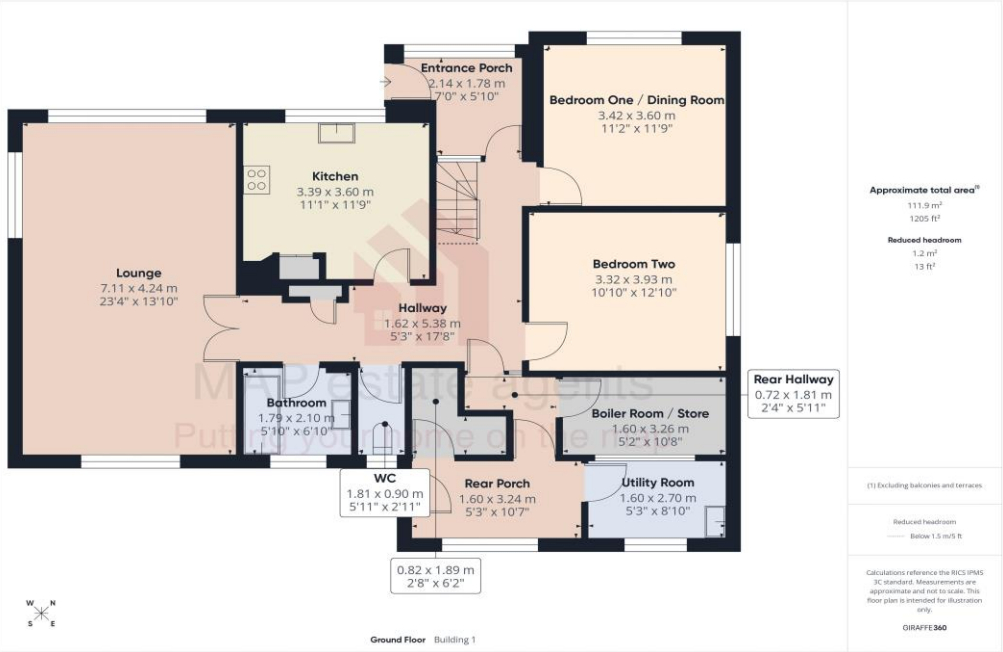
GARAGE 17' 5" x 16' 3" (5.30m x 4.95m)
Automatic up and over door having power and light connected. Single glazed window to rear.

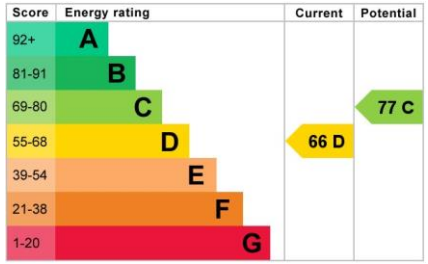
PARKING
Adjacent to the garage there is parking for three/four vehicles.

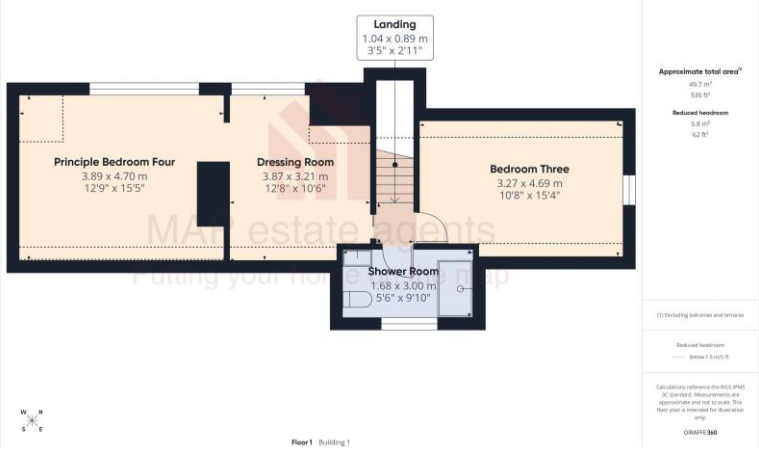
AGENTS NOTES
Please be advised that the Council Tax band for this property is band 'D'.

SERVICES
The property benefits from mains gas, mains electricity, mains water and mains drainage.

DIRECTIONS
From Redruth railway station, proceed up the hill turning slight left at a giveaway junction, continue along the road passing a convenience store on your right and at the top of the hill at a roundabout take the first exit going straight across into Mount Ambrose where the property on the right hand side where it can be identified by a For Sale board if using What3Words: Sharpens.Pocketed.Insulated.







MAP's Top reasons to view this home

- Detached non-estate dormer bungalow
- Four double size bedrooms
- Generous triple aspect lounge
- Fitted kitchen dining room
- Ground floor bathroom
- Principle bedroom with dressing room
- Gas central heating and uPVC double glazing
- Utility room and rear porch
- Gardens, double garage and parking
- Far reaching views towards north coast

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01736 322400 (Penzance & surrounds)
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