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Kevill Road, Pool

Offers Over £280,000

Freehold







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Property Introduction

Built in 2016 by well-respected developer, Redrow Homes, known for their high end finishes, this semi-detached modern home is immaculately presented and offered to the market as chain free.

Benefiting from private parking for two cars this family home consists of three bedrooms with the principal bedroom having an en-suite shower room and a family bathroom to the first floor. To the ground floor you will find a cloakroom, living room, and impressive and open plan kitchen/diner with integrated appliances and a utility space. Large sliding doors leading out to the low maintenance garden.

Location

Pool is situated midway between Camborne and Redruth and is within three quarters of a mile of the A30. Out of town retail parks can be found within half a mile to include a supermarket, DIY store and fast food outlets. Pool is also conveniently located for access to schooling for all ages and Cornwall College is adjacent to this development.

The nearest major town of Redruth is within two and a half miles and here one will find a mainline Railway Station with direct access to London and the north of England. Truro offering the Hall for Cornwall and well known shops is within thirteen miles and the south coast university town of Falmouth is within a similar distance. The beautiful beaches of the North coast are accessible within a fifteen/twenty minute drive.

ACCOMMODATION COMPRISES

Composite entrance door opens to:-

ENTRANCE HALLWAY

Having tall ceilings, wood-effect laminate flooring and housing the carpeted turning stairs to the first floor. Doors lead off to to the living room, ground floor cloakroom, open-plan kitchen/diner and there is an understairs cupboard providing ample storage space. uPVC double glazed window.

GROUND FLOOR CLOAKROOM

uPVC double glazed window to front. Low level WC and wash basin. Tiled flooring.

OPEN PLAN KITCHEN/DINER 17' 8" x 11' 3" (5.38m x 3.43m) maximum measurements

This impressive room benefits from large uPVC double glazed sliding doors with glazed side panels opening into the rear garden. A contemporary gloss kitchen features a full-height integrated fridge/freezer, integrated dishwasher, integrated double oven and grill and four-ring gas hob. Wood-effect laminate worktops, pull-out pantry cupboard and space-saving carousel cupboards. Ample space for a large dining table. Upright radiator and tiled flooring. A door opens into a utility space where there is plumbing for a washing machine and tumble dryer.

LIVING ROOM 15' 8" x 10' 8" (4.77m x 3.25m) maximum measurements

Wood effect laminate flooring, large uPVC double glazed window to the front and radiator.

FIRST FLOOR LANDING

Wrap-around carpeted stairs and attractive oak balustrades. Doors lead off to all first floor accommodation and a built-in storage cupboard positioned over the bulkhead of the stairs housing the Ideal gas boiler and benefiting from shelving, providing excellent additional storage space. Access hatch to loft. Radiator.

PRINCIPAL BEDROOM ONE 11' 5" x 8' 10" (3.48m x 2.69m) plus door recess

A generous-sized principal bedroom boasting built-in wardrobes and an en-suite shower room. Triple-pane uPVC double glazed window to the front. Radiator. Door opening into:-

EN-SUITE SHOWER ROOM

Fitted with a low-level WC, wash hand basin and a large shower with a boiler-fed shower with tiled splashbacks and sliding glass doors. Chrome heated towel rail and wood effect laminate flooring.

BEDROOM TWO 11' 7" x 8' 9" (3.53m x 2.66m) plus door recess

A spacious double with uPVC double glazed window to the rear. Recessed space perfect for a wardrobe, carpeted flooring and radiator.

BEDROOM THREE 8' 7" x 8' 6" (2.61m x 2.59m)

Perfect as a children's room or home office. Carpeted flooring, radiator and uPVC double glazed window to the rear.

FAMILY BATHROOM

The family bathroom is fitted with a panelled bath with a boiler-fed shower, glass privacy screen and floor to ceiling tiling behind, low-level WC and wash hand basin with a mixer tap over, built-in mirror above and a chrome heated towel rail. uPVC double glazed opaque window overlooking the front of the property.

OUTSIDE FRONT

To the front of the property there is private parking for two cars, a lawn and a paved pathway giving rear access to the garden via wooden gate.

REAR GARDEN

The property enjoys a southerly aspect to the rear and is low maintenance enjoying a sunny aspect throughout the day. Accessible from the front via a private gated walkway and through the kitchen/dining room. The current owners have extended the patio to create a generous space bordered by railway sleepers, perfect for a table and chairs. There is a small lawn housing a hardstanding space with a shed, which will be included in the sale.

SERVICES

Mains water mains drainage, mains electric and mains gas.

AGENT'S NOTES

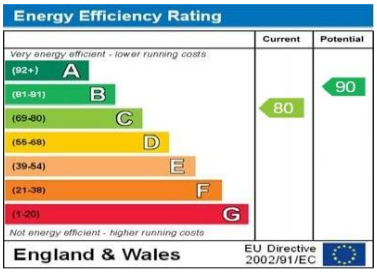
The Council Tax Band for the property is band 'B'. As with many modern developments there is an annual service charge towards the upkeep of the communal areas of the development. The service charge with Greenbelt is currently £288.98 per annum.



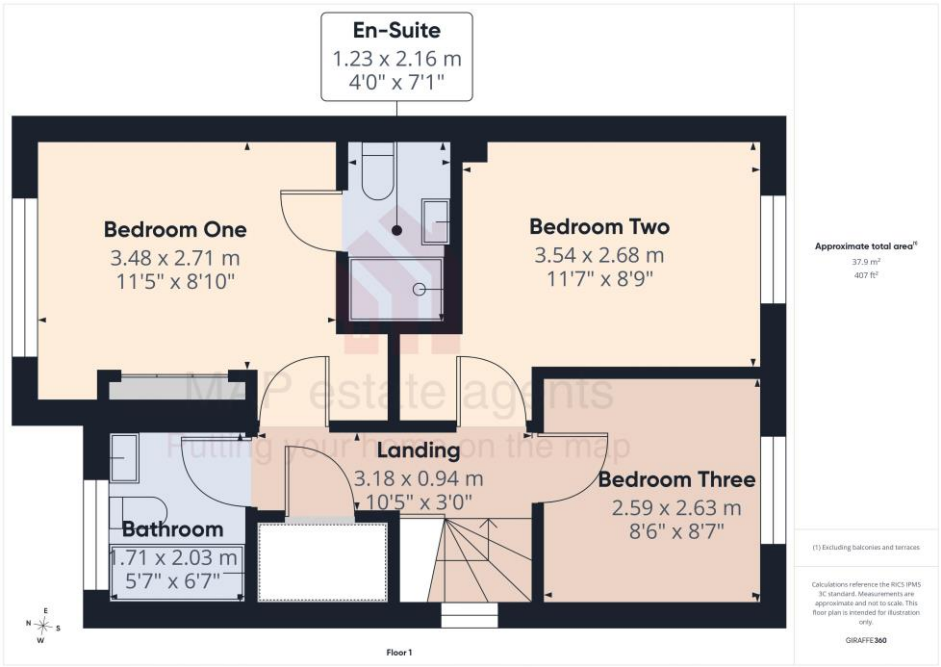












MAP's top reasons to view this home

- Modern semi-detached house
- Offered for sale chain free
- Three bedrooms
- Quality finish
- Principal bedroom en-suite
- Kitchen with integrated appliances
- First floor bathroom, ground floor cloakroom
- Popular residential development
- Gas central heating
- Easy access to the A30 and amenities at Pool

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