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**Ennor Close,
Scorrier, Redruth**

**£285,000
Freehold**





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Property Introduction

Located within a cul-de-sac position within this popular development is this immaculate family home constructed in 2021. Upon entering the spacious hallway you can immediately appreciate the standard of the property which continues throughout the additional accommodation. The well fitted kitchen/diner boasts a good range of fitted storage cupboards along with a variety of integrated appliances whilst the lounge is considered to be of a generous size with double uPVC doors accessing out to the enclosed rear garden. The family bathroom is located on the ground floor with two double bedrooms and an additional shower room found on the first floor.

Externally to the front are two off-road parking spaces whilst a pathway accessing via the side of the property leads round to the enclosed, well tended gardens being laid mainly to lawn with paved walkways with a variety of shrubs. Overall, this is an ideal opportunity for those buyers looking for a low maintenance property being finished to a high standard.

Location

The property is located in Scorrier which is on the edge of the historic mining town of Redruth which is steeped in rich industrial history and now offers a variety of retail outlets along with a mainline railway station to London Paddington. Just a few moments away is the main A30 trunk road making travelling to other areas of the county that much easier and convenient. The rugged north coast with its majestic cliff-top walks overlook many Cornish surfing beaches such as Portreath, Perranporth and Porthtowan.

The cathedral city of Truro lies approximately ten miles distant, being the main centre in Cornwall for shopping and is also home to The Hall for Cornwall being situated on the piazza. Within the city can be found a variety of restaurants, cafes as well as its three spired Gothic cathedral, cobbled streets and Georgian architecture. Due to the location of Scorrier, other areas of the county are also within a reasonable travelling distance and this includes the south coast with its sheltered beaches being found at Maenporth, Swanpool and Falmouth and these are very popular for water sports such as kayaking and windsurfing.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

HALLWAY

Staircase to first floor with understairs storage cupboard, radiator, large double coat cupboard, luxury vinyl flooring, wall light, access to:-

KITCHEN/DINER 13' 1" x 10' 9" (3.98m x 3.27m) maximum measurements, irregular shape

uPVC double glazed window to rear and side elevation. Single stainless steel sink unit with mixer tap, a good range of base and wall mounted storage cupboards, a range of work surfaces, integrated oven, hob and stainless steel splashback with extractor over. Integrated dishwasher and fridge/freezer. Three drawer pan storage cupboard. Plumbing for automatic washing machine, radiator and luxury vinyl flooring. Storage cupboard with boiler.

LOUNGE 15' 1" x 9' 9" (4.59m x 2.97m)

uPVC double glazed window to front elevation with uPVC double glazed doors giving access to the garden, radiator.

BATHROOM

uPVC double glazed window to rear elevation. Panelled bath with shower over and shower screen, close coupled WC, pedestal wash hand basin with splashback and bath with tiled surround. Radiator. Extractor fan. Luxury vinyl flooring.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Access to:-

BEDROOM ONE 12' 6" x 9' 8" (3.81m x 2.94m)

uPVC double glazed window to front elevation. Radiator. Canopy style ceiling. Storage into eaves.

BEDROOM TWO 12' 6" x 9' 9" (3.81m x 2.97m)

Three 'Velux' windows to front elevation. Radiator and storage into eaves.

SHOWER ROOM

A modern white suite comprising close coupled WC, pedestal wash hand basin shower cubicle and extractor fan. Vinyl flooring.

EXTERIOR

As previously mentioned, immediately to the front of the property are two off-road allocated parking spaces. A pathway via the side and a timber gateway gives access to the rear enclosed garden which offers a good degree of privacy and is laid mainly to lawn and a variety of mature shrubs. Concrete pathways lead to a useful storage shed with the whole garden being enclosed with fencing and a traditional Cornish stone wall with hedging. Within the garden to both front and rear are useful water taps - the rear having both hot and cold.

SERVICES

Mains drainage, mains water, mains electric and mains gas.

AGENT'S NOTES

As with most modern developments there is a maintenance charge towards the upkeep of the development which covers the upkeep of the communal areas and lighting. The current charge is £185.00 per annum. The Council Tax band for the property is band 'B'.

DIRECTIONS

Proceeding from Mount Ambrose at the roundabout toward Scorrier take the second turning on the right hand side following the road to the top where Ennor Close is located on the right hand side. A MAP For Sale board has been erected for identification purposes. If using What3words:- custodial.cackling.catching

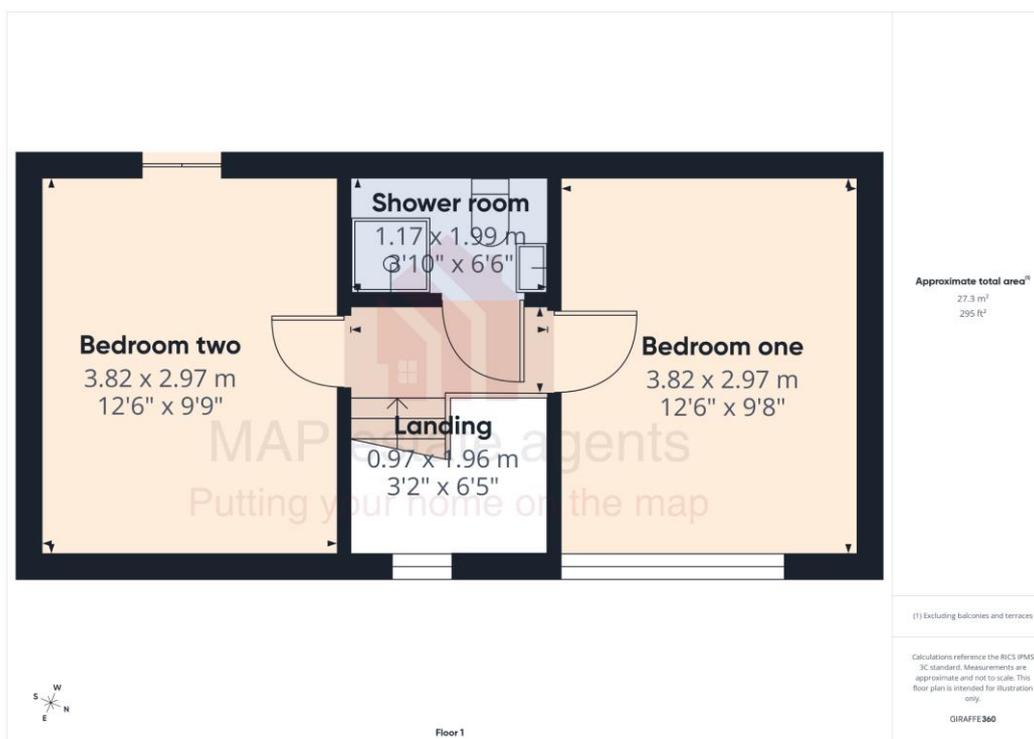
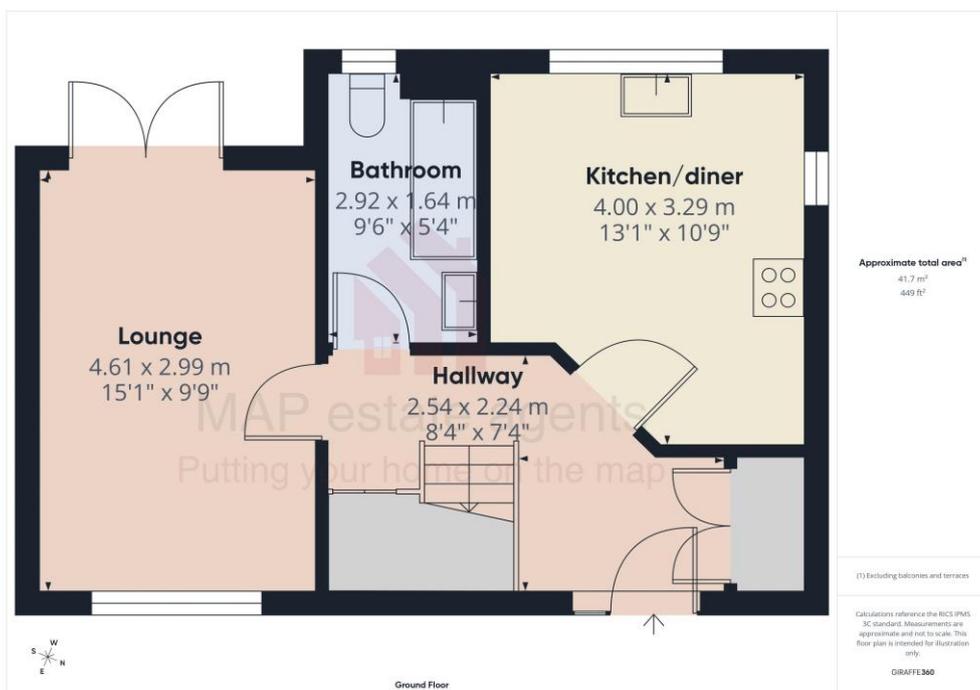


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		95
B (81-91)		83	
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Beautifully presented family home
- Located within a cul-de-sac position
- Two double bedrooms
- Ground floor family bathroom
- First floor shower room
- Fitted kitchen/diner with integrated appliances
- Lounge with double doors accessing the rear garden
- uPVC double glazed windows, gas fired central heating
- Two parking spaces
- Enclosed well tended gardens



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