



**12 Trevingey Crescent, Redruth, TR15 3DF**

**£485,000 Freehold**

**CHRISTOPHERS**

ESTATE AGENTS

# 12 Trevingey Crescent

- EXCEPTIONALLY SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- SITUATED AT THE HEAD OF A CUL-DE-SAC WITHIN A WELL REGARDED AREA
- LIGHT & VIBRANT FINISHED TO AN EXACTING SPECIFICATION
- CONTEMPORARY OPEN PLAN LIVING
- MASTER BEDROOM WITH EN SUITE
- GARAGE, DRIVEWAY & PARKING
- GARDENS
- FREEHOLD
- EPC C76
- COUNCIL TAX C

An exceptional, deceptively spacious, open plan three bedroom detached bungalow, situated at the head of a residential cul-de-sac within a well regarded area of Redruth.

Significantly and substantially enhanced during our owners tenure the property is light and vibrant and is finished to an exacting specification which one must view to fully appreciate. Beautifully crafted, the residence offers stylish and contemporary open plan living, accentuated by vaulted ceilings, extensive lighting and authentic wood effect flooring.

At the heart of the home is a striking and beautifully appointed fitted kitchen with brilliant white Corian working surfaces, sleek cabinetry and an array of integrated appliances. An adjacent dining area with feature pendant lighting provides an inviting setting for social gatherings, whilst the spacious lounge is welcoming and has a decorative fireplace with a grey stone effect feature wall, acting as a focal point for the room.

The bungalow provides three nicely appointed double bedrooms, each fitted with large built in wardrobes, whilst the master bedroom has a well appointed en suite with a shower cubicle and rectangular wash hand basin. The family bathroom is luxuriously appointed with a double ended bath - perfect for a long and relaxing soak at the end of a busy day.

Practicalities are catered for by an extremely useful self contained utility room and excellent overhead boarded eaves storage within the garage.

Outside a neat brick paved driveway provides off road parking for a number of vehicles, whilst the garage has power and LED lighting. The landscaped and enclosed rear garden has been thoughtfully arranged to include a stylish patio, a lawned area and an inviting hot tub perfect for relaxation and year round enjoyment.

The accommodation in brief comprises an entrance hall, lounge, dining room, kitchen, utility room, bathroom and three bedrooms (master en-suite). Outside there is driveway parking for a number of vehicles, a garage and gardens to the front and rear. The property benefits from double glazing, gas fired central heating, some underfloor heating and remote controlled showers and bath.







#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Attractive composite door to

#### ENTRANCE HALLWAY

With vaulted ceiling, wood effect flooring and open storage cupboard with coat hanging rail and slatted shelving. Opening to.

#### INNER HALLWAY 30'6" (in length) (9.30m (in length))

With doors leading off to the family bathroom and all three bedrooms. Door to storage cupboard with courtesy light and slatted shelving. Openings to utility room, kitchen / dining room and lounge

#### LOUNGE 22'7" x 22'3" (max) (of irregular shape) (6.88m x 6.78m (max) (of irregular shape))

A light and vibrant room with a striking vaulted ceiling, an array of lighting and a decorative fireplace with a slate hearth and an attractive grey stone effect tiled feature wall. Large window to rear garden and doors to both front and rear. Opening to.

#### OPEN PLAN KITCHEN / DINING ROOM 21'6" x 12'2" (max) (6.55m x 3.71m (max))

#### KITCHEN

Stylishly appointed contemporary kitchen with Corian working top surfaces incorporating a composite one and a half bowl sink with mixer tap over and an induction hob with down-draught extraction. There are a pleasing array of sleek grey high gloss cupboards and drawers complemented by matching wall units. Integrated appliances include a fridge freezer, dishwasher, Zanussi electric oven and a Hotpoint microwave oven. There is a recycling drawer, a handy breakfast bar arrangement, integrated speakers and a large window to the rear garden.

#### DINING ROOM

With feature pendant lighting, integrated speakers, a part vaulted ceiling and twin French doors to the rear patio.

#### UTILITY ROOM 12'1" x 6' (max) (3.68m x 1.83m (max))

An extremely useful and practical space with a wood effect working top surface with cupboards under and matching wall cupboards over (one housing a Weismann gas fired boiler). Spaces are provided for a washing machine and dryer, whilst there is a loft hatch to the roof space and a part glazed door to the rear garden.

#### BATHROOM

Featuring a luxuriously appointed white bathroom suite comprising a low-level w.c, rectangular wash hand basin with mixer tap over and vanity draw under and a lovely double ended bath. These are complemented by a tiled shower enclosure with glass door, housing a thermostatic shower with attachment. There is a chrome towel rail, a feature mirror with inset lighting, beautiful floor tiling, an extractor, partially tiled walls and a frosted window to the side aspect.

#### BEDROOM ONE 10'2" x 10'2" (3.10m x 3.10m)

Comfortable double bedroom with a pleasant outlook and bespoke full width sliding wardrobes with hanging rails and a useful array of storage shelves and drawers. Door to

#### EN-SUITE

With suite comprising a low-level w.c with concealed cistern, a feature wash hand basin with mixer tap over and vanity drawer under and a shower cubicle with a thermostatic shower with attachment and Rainforest style drencher head. There is a feature mirror with LED lighting, an 'anthracite' style towel rail, polished black floor tiling and a frosted window to the front aspect.

**BEDROOM TWO 12'2" x 10'2" (inc door recess) (3.71m x 3.10m (inc door recess))**

Double bedroom with window to front having a view beyond neighbouring properties towards Carn Brea Castle. Obscure glazed sliding doors to built-in wardrobe with hanging rail and storage.

**BEDROOM THREE 12'5" x 8'6" (3.78m x 2.59m)**

Double bedroom with built-in wardrobe with sliding doors with hanging rails and shelved storage.

**OUTSIDE**

**GARAGE 22' x 11'7" (6.71m x 3.53m)**

With electric up and over door, power and LED lighting. Electric consumer unit and loft hatch with stairs up to an open eaves storage area with boarding.

**FRONT GARDEN**

Attractive brick paved driveway to front and side, with well maintained walling, grey pillars, areas of lawn and a pathway to the rear garden.

**REAR GARDEN**

Nicely enclosed with an area of lawn and a patio area in which to sit out and relax. Feature hot tub area. Outside tap. Gate to rear and side access.

**SERVICES**

Mains electricity, gas, water and drainage.

**AGENTS NOTE ONE**

We are advised that although the current fireplace is decorative, a wood burning stove could be installed, subject to any necessary permissions, consents or regulations.

**COUNCIL TAX**

Council Tax Band C.

**ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

**DATE DETAILS PREPARED.**

3rd March 2026.

**WHAT3WORDS**

instilled.curls.museum

**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

**PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens, as well as fixtures and fittings, cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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