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Sales & Lettings



## Pretty Corner Park Road

Redruth, TR15 2JG

**£425,000**

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# Pretty Corner Park Road

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Pretty Corner is a generously proportioned and thoughtfully laid out family bungalow offering four bedroomed accommodation plus the benefit of two en-suites. There is a substantial conservatory to the front with a very sunny aspect and this leads to a hallway, then the lounge plus a separate dining room, a kitchen and utility room with internal access to the garage. Various fittings are included within the sale to include a ceramic halogen hob. From the dining room there is a stairway to the first floor where there is a fourth bedroom together with an open plan storage/hobbies area leading through to a study/office. The property has gas heating complemented by double glazing and there is an independent gas fire in the lounge which is surrounded by a custom built fireplace with plenty of plinths. The property also has a radon sump. The adaptable accommodation would make it suitable for perhaps a dependent relative with their own en-suite facilities. Externally there is a private driveway leading to turning and parking facilities and a generous size garage. The plot was originally part of the large house next door and the majority of the boundary walls are of the earlier era being of stone and in the region of two and a half to three meters high. There are lawns to the side and rear plus a substantial outbuilding. This is a popular area giving access to dog walking at nearby Carn Marth. Redruth town is within perhaps two thirds of a mile and this will take you past Victoria Park with its well known bowling club and facilities. Redruth town offers day to day shopping facilities together with train and bus services.

This property is being offered for sale for the first time in some forty years and has the following accommodation:

## **ENTRANCE CONSERVATORY**

**18'0" x 12'1" (5.49m x 3.69m)**

A very substantial room with doors and windows to three sides. A wall mounted electric coal effect fire and a radiator. This room is currently used as an extra sitting room and in our opinion offers very flexible accommodation.

## **LOUNGE**

**16'9" x 16'8" (5.13m x 5.10m)**

Picture window to the front and a focal point custom made fireplace with an inset flueless gas coal effect fire. There are several plinths for a tv etc and also a storage box. Wall mounted thermostat.

## **HALLWAY**

Several built-in cupboards, one of which houses a radon sump. Two radiators.

## **DINING ROOM**

**10'11" x 11'0" (3.33m x 3.36m)**

Radiator and stairs to the first floor.

## **KITCHEN**

**9'9" x 11'1" (2.98m x 3.39m)**

Well appointed having a one and a half bowl sink unit with a mixer tap plus plenty of working surfaces with cupboards and drawers beneath. Peninsular unit and complementary eye level cupboards. To one corner there is a floor to ceiling storage cupboard. Fitted ceramic/halogen hob, an oven and a microwave. Fitted fridge and a deep freeze. Tiled splash backs and floor tiling. Radiator and a pleasant outlook over the rear garden.

## **UTILITY ROOM**

**11'2" x 10'7" (3.41m x 3.23m)**

Plenty of room for white goods together with a single drainer stainless steel sink unit plus working surfaces and storage beneath. Door to the outside and the garage. Two windows overlooking the rear garden and a radiator.

## **BEDROOM 1**

**13'10" x 10'10" (4.23m x 3.32m)**

Radiator.

## **EN-SUITE**

**5'5" x 5'2" (1.66m x 1.59m)**

A corner wash hand basin with a cabinet, an electric shower and a low level wc. Tiled walls and floor.

## **BEDROOM 2**

**10'4" x 10'10" (3.17m x 3.31m)**

Open aspect and a radiator.

## **EN-SUITE**

**5'6" x 5'2" (1.69m x 1.58m)**

An electric shower, a wash hand basin with a cabinet, a wc and a radiator. Tiling.

## **BEDROOM 3**

**10'11" x 7'10" (3.35m x 2.39m)**

Radiator.

## BATHROOM

9'4" x 7'11" (2.86m x 2.42m)

A jacuzzi bath and a separate shower cubicle with an electric shower. Enclosed wash hand basin and a wc. Upvc wipe clean ceiling, two windows and an electric ladder radiator.

## FIRST FLOOR

### BEDROOM 4

11'11" x 10'3" (3.64m x 3.14m)

Having an open aspect and a radiator. Loft storage.

### SUBSTANTIAL STORAGE/HOBBIES ROOM

36'11" x 10'8" (11.26m x 3.26m)

With a Velux roof light, three radiators and roof storage. This is an adaptable area that leads to:

### OFFICE/STUDY

Open plan with a wall mounted Worcester gas combi boiler and a radiator.

## OUTSIDE

A private tarmac driveway leads to turning and parking facilities for several vehicles and then to a GARAGE 3.79m x 4.93m (12'5 x 16'2) with an electric door, a work bench and power. As previously mentioned the gardens are well enclosed with long established walling for the most part giving a good degree of shelter and seclusion. There are lawns to the front, side and rear together with flower borders and there is a substantial garden workshop/store shed.

## DIRECTIONS

Passing Redruth railway station, at the traffic lights go under the

iron bridge into Bond Street which then leads into Clinton Road. Proceed past St Andrews Church and turn left into Park Road. At the crossroads go straight ahead into middle Park Road and at the next junction go straight ahead again into upper Park Road where Pretty Corner will be found on the left hand side near the top down a private lane.

## AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: D.

## SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 5 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - good outdoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



Road Map



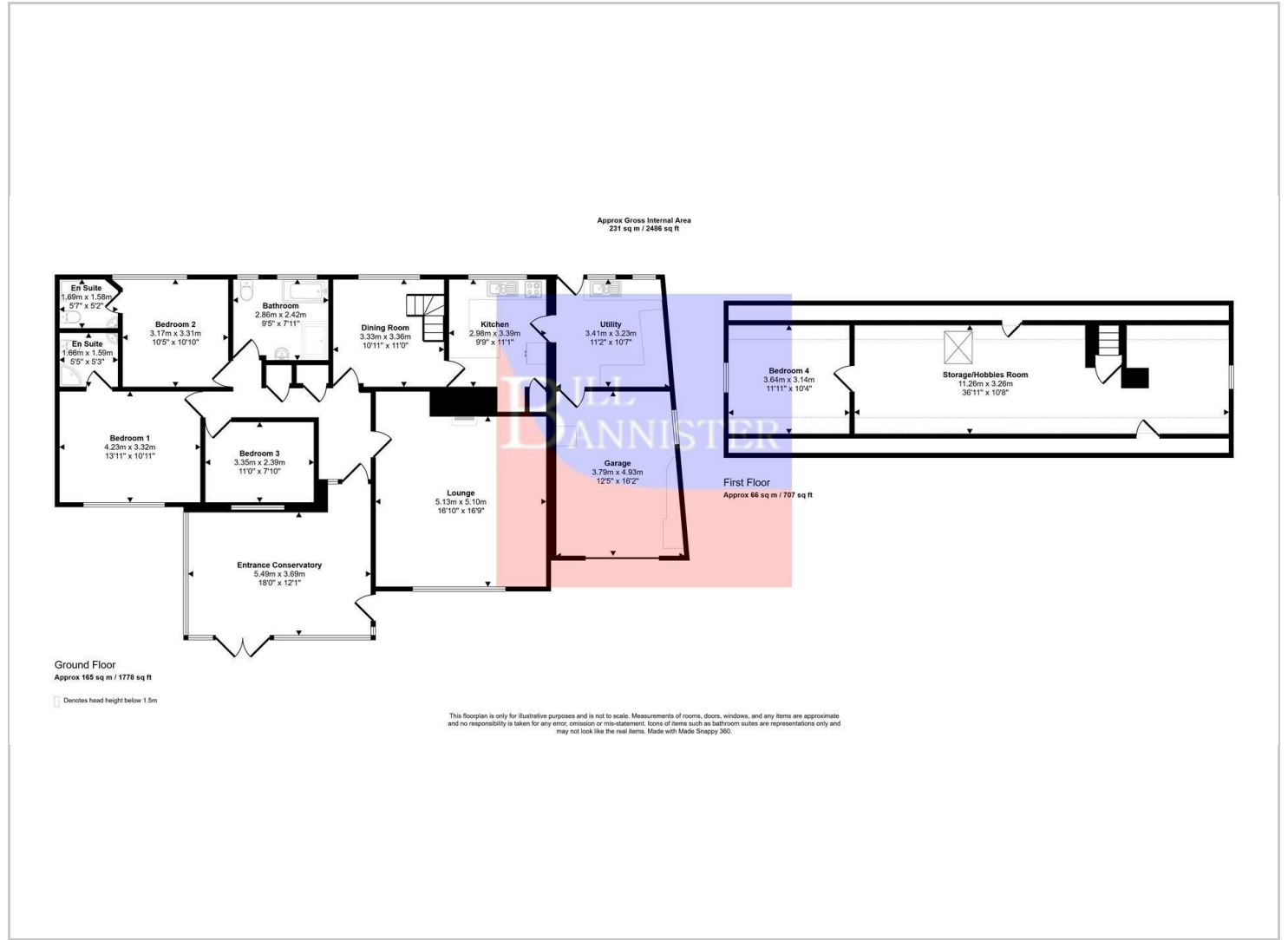
Hybrid Map



Terrain Map



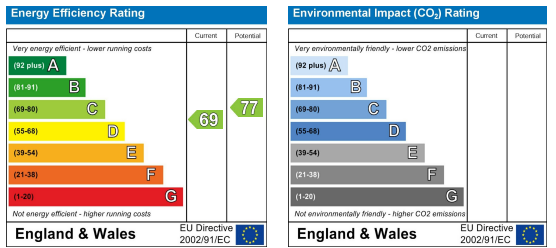
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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