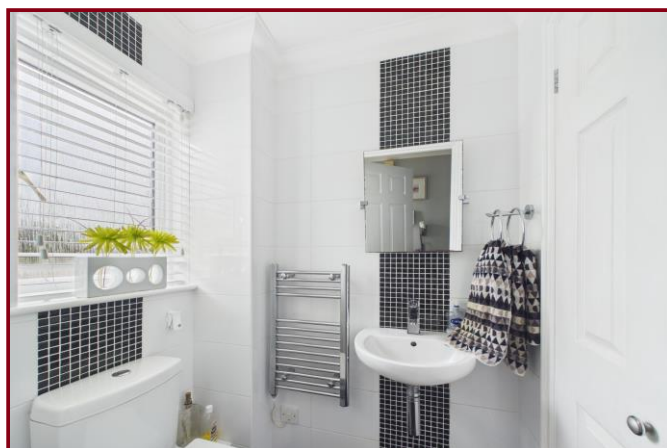
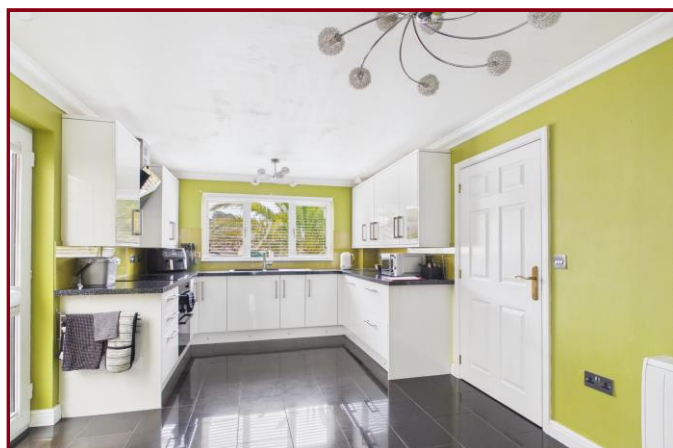




MAP estate agents
Putting your home on the map

**Pennance Parc, Lanner,
Redruth**

**£425,000
Freehold**





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Redruth**

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Property Introduction

A detached extended family home located within the popular village of Lanner, therefore an ideal position for commuting to nearby towns and the city of Truro. The property is being sold with the added advantage of being chain free and is considered suitable for a family to enjoy the generous accommodation which has uPVC double glazing complemented by an electric heating system. Approached via a brick paved driveway offering off-road parking, an up and over electric door accesses the generous garage with useful mezzanine storage over as well as access through to an additional room suitable for hobbies/home office or just additional storage space. Internally to the ground floor is a well equipped high gloss white fitted kitchen with a variety of integrated appliances, utility, lounge overlooking the landscaped rear garden and a cloakroom. The first floor accommodation comprises family bathroom, four bedrooms, two having en-suites with one also having the advantage of a dressing room with built-in wardrobes. Externally the rear garden is well tended and landscaped with paved patio, central lawn with water feature and a good range of mature shrubs including a monkey puzzle tree. Within the garden is an insulated outbuilding with bar which could also be suitable for many other uses. The garden is an ideal entertaining space to enjoy those long sunny days with outside dining.

Overall, this is an impressive family home being very well presented, enjoying a pleasant rural view towards the distant fields from the front elevation with close proximity to many countryside walks.

Location

Lanner is a popular village with a strong community spirit and is ideally situated for accessing both north and south coasts with their contrasting coastlines. The north coast is popular for surfers as well as delightful clifftop walks while the south coast is renowned for its excellent sailing waters. Lanner itself was a former tin and copper mining parish and today, offers excellent local amenities with a doctor's surgery, primary school, bakers, general store, bus service, public houses, places of worship and an abundance of local walks on the doorstep.

The cathedral city of Truro is approximately ten miles distant being the main centre in Cornwall for business and commerce along with the Hall for Cornwall located on the piazza. The town of Redruth has a mainline Railway Station with direct links to London Paddington and the north of England, while the main A30 trunk road is a short travelling distance away enabling swift access to other parts of the county and beyond.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE HALL

Staircase to first floor and understairs storage cupboard with plumbing for automatic washing machine. Night storage heater. Doors off to:-

CLOAKROOM

uPVC double glazed window, close coupled WC and wash hand basin. Chrome heated towel rail and wall mirror. Built-in coats cupboard, tiled floor and tiled walls.

LOUNGE 17' 10" x 11' 4" (5.43m x 3.45m)

uPVC double glazed window to rear elevation with uPVC double

glazed doors accessing out to the garden. Night storage heater. Two wall light points. Double doors opening to:-

KITCHEN 15' 6" x 9' 3" (4.72m x 2.82m) maximum measurements

An impressive fitted kitchen with uPVC double glazed window to the front elevation and uPVC double glazed door accessing through to the utility/garden room. One and a quarter sink unit with mixer tap, a variety of high gloss base and wall fitted storage cupboards, range of work surfaces. Skirting LED lighting and under cupboard lighting, built-in dishwasher, double oven, hob with splashback and extractor over. Three and two drawer storage unit. Integrated fridge and freezer, tiled floor and night storage heater. Access to:-

UTILITY/GARDEN ROOM 12' 5" x 6' 0" (3.78m x 1.83m)

Double glazed doors to both front and rear elevation. A variety of base storage cupboards and mosaic tiled walls, wall mounted storage cupboards.

FIRST FLOOR LANDING

Access to loft space. Access to airing cupboard with factory lagged cylinder. Night storage heater. Ornamental wall recess. Doors off to:-

BEDROOM ONE 11' 10" x 8' 8" (3.60m x 2.64m)

uPVC double glazed window to rear elevation. Panel wall heater. Two wall light points. Doorway giving access through to a:-

DRESSING ROOM 5' 5" x 3' 11" (1.65m x 1.19m)

Two built-in wardrobes and doorway leading through to the:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to front elevation. Corner spa bath, close coupled WC and pedestal wash hand basin. Chrome heated towel rail. Tiled floor, wall mirror and wall light with shaver point and built-in storage cupboard.

BEDROOM TWO 11' 7" x 10' 0" (3.53m x 3.05m)

uPVC double glazed window to rear elevation. Panel wall heater. Built-in double wardrobe. Access to:-

EN-SUITE

uPVC double glazed window to side. Shower cubicle, close coupled WC and wash hand basin. Heated towel rail, tiled floor, wall heater and wall light with shaver point.

BEDROOM THREE 10' 0" x 9' 11" (3.05m x 3.02m)

uPVC double glazed window to front elevation. Panel wall heater.

BEDROOM FOUR 8' 1" x 7' 0" (2.46m x 2.13m)

uPVC double glazed window to rear elevation.

FAMILY BATHROOM

uPVC double glazed window. Pedestal wash hand basin, close coupled WC and panelled bath with shower over and shower screen. Chrome heated towel rail, tiled floor and part tiled walls. Extractor fan.

OUTSIDE FRONT

A brick paved driveway offers off-road parking for two vehicles with a raised lawn and a feature central date palm with granite and steps lead up to the front door with external courtesy light. Accessed from the driveway is the:-

GARAGE 15' 0" x 8' 10" (4.57m x 2.69m) maximum measurements

Electric up and over door. Useful mezzanine storage. Electric light and access through to:-

ADDITIONAL ROOM 9' 0" x 8' 9" (2.74m x 2.66m)

Suitable for a number of uses such as hobbies, storage or work from home space. uPVC double glazed door to the rear garden.

REAR GARDEN

The rear garden is a real feature of the property and showcases beautiful landscaped gardens with a paved patio and central lawn with water feature and surrounding raised beds with slate chippings and a variety of shrubs and a monkey puzzle tree. From the garden steps lead up to the deck which in turn also gives access to a useful:-

OUTBUILDING

A useful outbuilding, insulated and utilised currently as an entertaining space, but equally could be used as a home office.

SERVICES

Mains water, mains drainage and mains electricity.

AGENT'S NOTE The Council Tax band for the property is band 'D'.

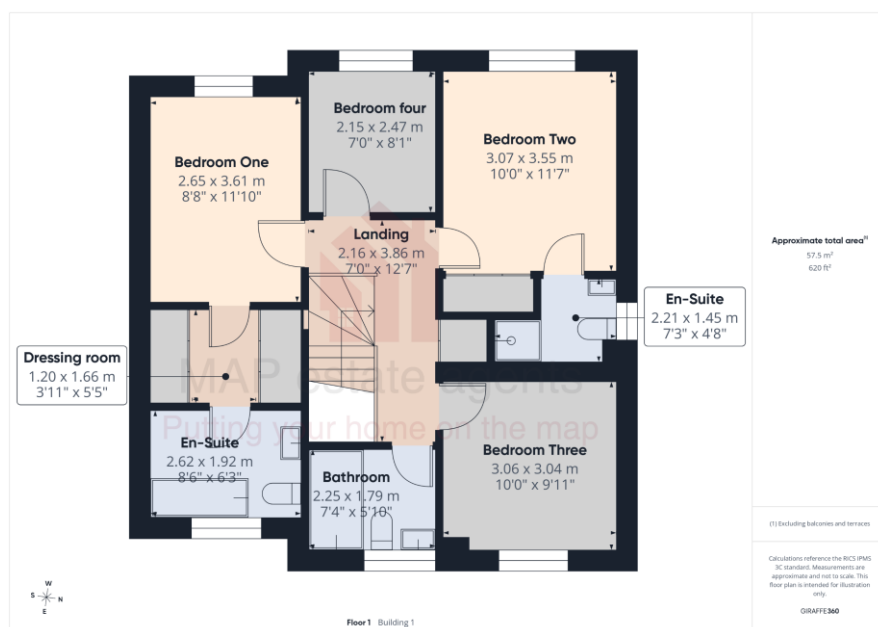
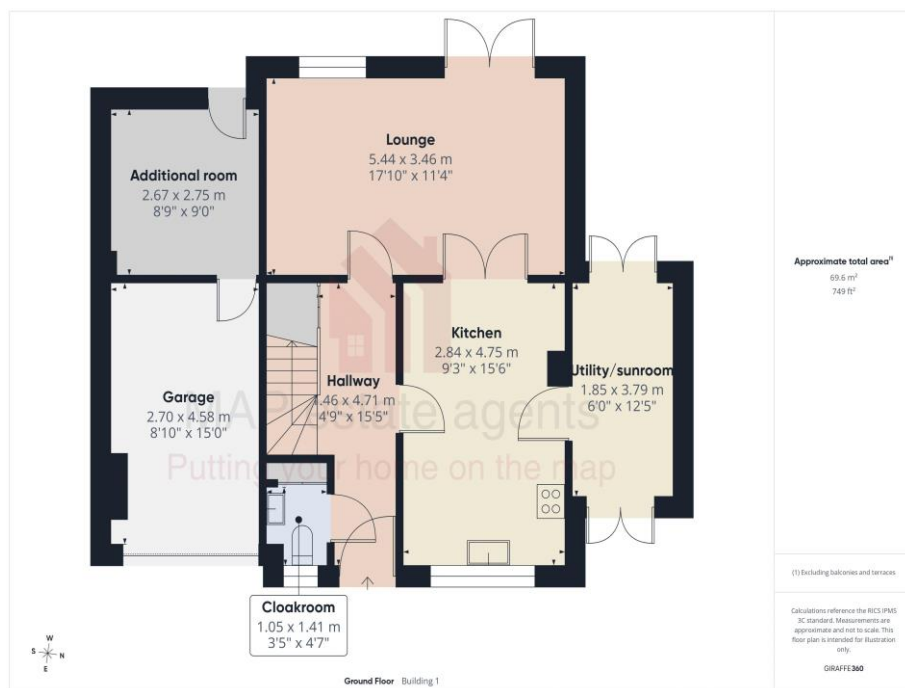


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Spacious detached family home
- Four bedrooms, two with en-suites
- Fitted high gloss white kitchen
- Family bathroom plus ground floor cloakroom
- uPVC double glazing and electric heating system
- Garage with electric door plus snug room to rear
- Enclosed garden with useful insulated outbuilding
- Bricked paviour driveway
- Pleasant countryside views from front
- Offered for sale chain free



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