MAP estate agents
Putting your home on the map

New Portreath Road, Lower North Country, Redruth

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A30 trunk road 1 mile | Redruth 1.5 miles | Portreath (north coast) 3 miles | Truro 12 miles | Falmouth (south coast) 13 miles | Newquay Airport 22 miles | Plymouth 61 miles | Exeter (M5) 94 miles (Distances are approximate)

Situated to the north of the town, this detached non-estate bungalow has recently been extensively updated and modernised and now presents as a superb contemporary style home which is set within generous, well-tended gardens.

Entrance hallway | Lounge | Kitchen/diner | Utility porch | Three bedrooms | Family bathroom | Garage | Gardens | Parking | Overall plot approaching 0.25 acres

£430,000
Freehold

Property Introduction

'Treville' benefits from three bedrooms, there is a well-proportioned lounge which enjoys an outlook over the garden to the front and the kitchen/diner has been remodelled with attractive units incorporating a comprehensive range of appliances.

Leading off from the kitchen/diner is a utility/porch and the bathroom has been refitted, again with a contemporary theme.

The windows and doors are uPVC double glazed and heating is provided by an oil fired boiler.

It is worthy of note that there are 'Velux' rooflights installed in the loft and subject to any required consents, this may be suitable for conversion.

To the outside the front garden is attractively presented with a feature pond and mature shrubs and hedging screening the bungalow from the road. There is driveway parking to the side and access to the detached garage.

The rear garden is major asset, having a formal lawn with steps leading up to a large mainly lawned garden, ideal for children and growing vegetables etc., There is a substantial shed and an aluminium framed greenhouse.

In total, the plot size is approaching one quarter of an acre.

In summary, a superb property that warrants a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Situated within a mile of the A30 and one and a half miles from Redruth town, the harbour and sandy beach at Portreath is within three miles.

The ancient mining town of Redruth has both national and local shopping outlets, there is a mainline Railway Station with direct routes to London and the north of the country. The town is also home to Kresen Kernow which houses the world's largest collection of Cornish history and is a mecca for those researching their family's past.

Truro, the cultural and commercial centre for Cornwall is within a short commute and Falmouth which is Cornwall's university town on the south coast will be found within thirteen miles.

ACCOMMODATION COMPRISES
Double composite doors opening to:-

ENTRANCE VESTIBULE
Slate floor and part glazed door opening to:-

HALLWAY
L-shaped with laminate flooring. Recessed double door cupboard and access to loft space. Doors open off to:-

LOUNGE 13' 10" x 12' 7" (4.21m x 3.83m) maximum measurements into recess
uPVC double glazed window to front which enjoys an outlook across the garden. Focusing on an open fire with tiled hearth and with

acoustic panelling above and to either side. Laminate flooring, radiator and recessed shelving and storage.

BEDROOM ONE 9' 7" x 8' 8" (2.92m x 2.64m) plus recess
uPVC double glazed window to front elevation enjoying a rural outlook. Built-in desk area with oak working surface complemented by a range of eye level and base storage units. Laminate flooring and radiator.

BEDROOM TWO 11' 7" x 10' 11" (3.53m x 3.32m)
uPVC double glazed window to the front again with a rural outlook. Recessed two door wardrobe, dressing area with counter top and extensive drawer storage beneath. Laminate flooring and radiator.

BEDROOM THREE 11' 8" x 9' 8" (3.55m x 2.94m) maximum measurements
uPVC double glazed window to the rear. Recessed two door wardrobe, low level storage unit and laminate flooring. Acoustic panelling to one wall and radiator.

BATHROOM
uPVC double glazed window to the rear. Remodelled in a contemporary style with a vanity wash hand basin with mixer tap, concealed cistern WC and panelled bath with plumbed rain head shower over. Extensive shower panelling to walls, illuminated mirror storage unit and towel radiator. Recessed shelved airing cupboard with boiler.

KITCHEN/DINER 25' 0" x 8' 9" (7.61m x 2.66m) plus recesses
Two windows to the rear overlooking the garden. Stable door to utility porch.

KITCHEN AREA
Fitted with a contemporary range of eye level and base graphite units having adjoining square edge quartz working surfaces and featuring an underslung colour coordinated one and a half bowl sink unit with mixer tap. Built-in eye level oven with built-in combination microwave over, five zone induction hob with ducted hood over and integrated fridge/freezer and dishwasher. Quartz splashbacks and laminate flooring.

DINING AREA
Featuring uPVC double glazed French doors with side panel to the side and with recessed half heigh shelved cupboards and radiator. Laminate flooring. Stable door to:-

UTILITY PORCH 7' 9" x 5' 2" (2.36m x 1.57m)
uPVC double glazed windows on three sides and uPVC double glazed door to rear. Worktop with space beneath for automatic washing machine and tumble dryer, laminate flooring.

OUTSIDE FRONT
The front garden is largely lawned with well stocked planted borders and there is an attractive sunken pond with rockery and waterfall feature. Pedestrian access leads to either side of the bungalow and set to one side is a drive access giving additional parking if required and leading to the:-

DETACHED GARAGE 17' 9" x 8' 10" (5.41m x 2.69m)
Double doors to front.

REAR GARDEN
To the rear there is a raised, lawned garden with an attractive mature backdrop and steps lead up to a generous largely lawned area which is bounded by mature hedging and borders farmland to the rear. This area is ideal for those with children or pets and could well be developed into a vegetable garden at one end. There is a seating space, substantial timber storage shed and an aluminium greenhouse.

SERVICES
The property benefits from mains water, mains electricity and there is a private drainage system using a septic tank.

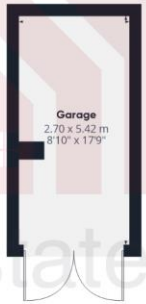
AGENT'S NOTE
Please be advised the property is band 'C' for Council Tax purposes.

Ground Floor Building 1

Approximate total area(1)

109 m²

1173 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MAP's Top reasons to view this home

- Detached non-estate bungalow
- Enjoying a rural outlook to front and rear
- Three bedrooms
- Lounge with outlook across gardens
- Dining area
- Quality fitted contemporary style kitchen
- Remodelled bathroom
- Double glazing and oil central heating
- Garage and parking
- Generous well presented gardens with ornamental pond

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01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
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