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**Lanner Moor,
Lanner, Redruth**

**£405,000
Freehold**





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Property Introduction

Situated on the Falmouth side of Lanner, this detached new build house has been designed to meet the latest building regulations and offer a high level of energy efficiency. Benefiting from four bedrooms with the principal bedroom having an en-suite, there is an open plan lounge/dining room and kitchen space with the contemporary style kitchen featuring a comprehensive range of integrated appliances. There is a utility room with access to the integral garage, a cloakroom and a turning glass balustrade staircase leads to the first floor. The central landing leads to the four bedrooms and the principal bedroom benefits from a contemporary style en-suite, there is also a family bathroom which continues the contemporary theme. This family home is double glazed and there is underfloor heating on the ground floor with radiators to the first floor and there is an air source heat pump which is partially powered by solar panels, to increase the overall efficiency there is a VRV heat recovery system installed which controls the internal temperature as required. To the outside there is a lawned garden with a driveway to the side for additional parking that leads to the integral garage which features an EV vehicle charger. The rear garden is enclosed, safe and secure for pets and younger children and features an extensive patio.

Location

Located on the Falmouth side of Lanner, Trevarth View is within a convenient commuting distance to Redruth and the city of Truro which is noted for its eclectic mix of local and national shopping outlets. Falmouth on the south coast, which is Cornwall's university town and is recognised as a haven for sailing and water sports together with a mix of independent shops, cafes and restaurants, is also within a commuting distance. The A30 trunk road is accessed to the north of Redruth which is within three and a half miles and Redruth benefits from a mainline Railway Station linking with London Paddington and the north of the country. Local shopping facilities are available in the village of Lanner and there is a choice of Public Houses and a bakery.

ACCOMMODATION COMPRISES

Composite door opening to:-

HALLWAY

Stairs to the first floor and vertical panel oak doors opening off to:-

LOUNGE/DINING/KITCHEN AREA 26' 3" x 11' 0" (7.99m x 3.35m)

Enjoying a dual aspect with uPVC double glazed window to the front elevation and uPVC double glazed French doors opening onto the rear patio. Squared archway through to:-

KITCHEN 9' 7" x 9' 3" (2.92m x 2.82m)

uPVC double glazed window to rear. Inset spotlighting, laminate flooring and underfloor heating. The kitchen area is fitted with a range of eye level and base white faced units and there is square edge wood block working surfaces with upstands featuring an inset colour coordinated one and a half bowl sink unit with mixer tap and drainer. Integrated eye level oven with integrated combination microwave over and integrated dishwasher. Door to:-

UTILITY 10' 0" x 5' 9" (3.05m x 1.75m) L-shaped, maximum measurements

Range of eye level and base white faced units having adjoining square edge working surfaces featuring upstands and with an inset single drainer sink unit with mixer tap. Automatic washing machine and laminate flooring. Doors through to integral garage and:-

CLOAKROOM

Featuring a close coupled WC, vanity wash hand basin with mixer tap and laminate flooring with underfloor heating.

FIRST FLOOR LANDING

A central landing with two door airing cupboard and doors open off to:-

BEDROOM ONE 11' 8" x 11' 3" (3.55m x 3.43m) plus recesses

uPVC double glazed window to the front. Radiator. Door to:-

EN-SUITE BATHROOM

Concealed cistern WC combined with integrated vanity unit with mixer tap over and panelled bath with plumbed rain head shower. Inset spotlighting, vinyl flooring.

BEDROOM TWO 10' 9" x 8' 9" (3.27m x 2.66m) maximum measurements

uPVC double glazed window to rear and radiator.

BEDROOM THREE 10' 6" x 8' 9" (3.20m x 2.66m) plus door recess

uPVC double glazed window to the rear and radiator.

BEDROOM FOUR 8' 1" x 6' 4" (2.46m x 1.93m)

uPVC double glazed window to the side and radiator.

OUTSIDE FRONT

To the front there is an open plan garden which is laid to lawn and to one side there is a brick paviour driveway providing parking for two vehicles and leading to the integral garage. Pedestrian access leads to either side of the property.

INTEGRAL GARAGE 19' 8" x 9' 4" (5.99m x 2.84m)

Automatic door to the front. Composite door opening to rear and with power and light connected. Electric vehicle charging point and battery storage pack.

REAR GARDEN

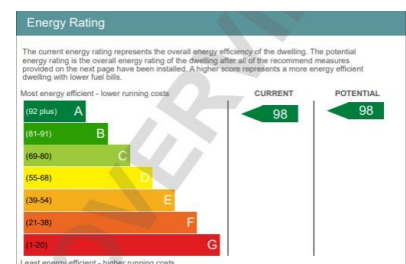
The rear garden is enclosed, safe and secure for young children and pets and there is an extensive patio immediately to the rear of the property with steps leading up to the remainder of the garden which is lawned. External water supply and 'Dakin' air source heat pump.

SERVICES

The property benefits from mains metered water, mains drainage and mains electricity. There are solar panels and BT Ultra-fast full fibre Connection.

AGENT'S NOTE

The property is Council Tax band 'D'. Some of the internal images have been furnished with the use of CGI.





MAP's top reasons to view this home

- Brand new detached four bedroom house
- En-suite to principal bedroom
- Generous open plan living space
- Quality fitted kitchen with integrated appliances
- Utility room
- Full double glazing
- Energy efficient Air Source heating
- Underfloor heating to ground floor
- Integral double garage with EV charging point
- Gardens to front and rear



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