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**Pencarn Parc, Boskenna Road,
Four Lanes, Redruth**

**£260,000
Freehold**





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Property Introduction

The accommodation within this property is surprisingly spacious and at the heart of the home is a well-proportioned lounge, providing a comfortable living space with direct access to the kitchen, conservatory and the staircase leading to the first floor. Upstairs, the property offers three bedrooms, two of which enjoy views across the surrounding fields, together with a family bathroom that would benefit from some updating, offering purchasers the opportunity to add their own style and value.

To the rear, the property continues to impress with its deceptively spacious outside area, providing access to the garage, ample off-road parking with vehicular access and a detached converted outbuilding that could serve as a home office, studio, hobby room, or gym, subject to the buyer's requirements.

Location

The property is located at Pencarn Parc in Four Lanes, situated on the edge of the village with views to the front and side from its elevated location. The main road is a short walk away and feature a village shop, public house and bus stop ideal for access into the towns of Redruth, Camborne and Helston. The local primary school is very popular and again just a short distance away.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE PORCH

Tiled flooring, Radiator and a door leading into the:-

SITTING ROOM 18' 9" x 12' 1" (5.71m x 3.68m) maximum measurements

A spacious dual aspect reception room with double glazed window to the front and double glazed doors to the conservatory at the rear, allowing for plenty of natural light. Radiator. Staircase rising to the first floor and door leading through to the:-

KITCHEN/DINING ROOM 18' 8" x 7' 3" (5.69m x 2.21m)

A welcoming family room featuring a fitted kitchen comprising a good range of white fronted base, wall and drawer units with roll-edge work surfaces over and tiled splashbacks, incorporating a single drainer sink unit with mixer tap. Built-in oven, and space for an upright fridge/freezer. Double glazed window and door provide views over and access to the rear garden, double glazed window to front.

Finished with a tiled floor creating a practical and versatile space ideal for family dining and entertaining.

CONSERVATORY 13' 2" x 11' 6" (4.01m x 3.50m) maximum measurements, curved shape

A bright additional space with double glazed windows and doors overlooking the rear garden. Finished with a tiled floor, providing an ideal area for relaxing and enjoying the outdoor surroundings.

FIRST FLOOR LANDING

A light and airy landing with access to the loft space and doors leading off to all rooms. Window to the rear elevation proving natural light.

BEDROOM ONE 10' 4" x 8' 6" (3.15m x 2.59m)

A well presented front facing bedroom enjoying attractive countryside views. Featuring laminate flooring, radiator, ceiling light point and window to the front elevation.

BEDROOM TWO 9' 2" x 9' 1" (2.79m x 2.77m) maximum measurements

A well presented front facing bedroom enjoying attractive countryside views. Featuring laminate flooring, radiator, ceiling light point and window to the front elevation.

BEDROOM THREE 9' 8" x 7' 3" (2.94m x 2.21m)

A rear-facing bedroom with window overlooking the rear aspect. Finished with laminate flooring, radiator and ceiling light point.

BATHROOM

A well appointed bathroom featuring a rear facing window providing natural light and ventilation. Comprising a panelled bath with electric shower over and mixer taps, low-level WC and wash hand basin set within a vanity unit. Radiator and airing cupboard housing an immersion electric hot water tank.

OUTSIDE

A pathway leads to the main entrance door. To the right is a gravelled area, whilst to the left is a lawn. The rear garden is fully paved with garden slabs, providing a low-maintenance outdoor space and rear access.

GARAGE 18' 6" x 8' 5" (5.63m x 2.56m)

Located to the rear of the property with access via the rear gate. The garage features an electric up-and-over door, providing secure parking and additional storage space.

DETACHED OUTBUILDING 14' 0" x 10' 4" (4.26m x 3.15m) maximum measurements

A versatile detached converted outbuilding offering a range of potential uses. Featuring a window overlooking the garden, a door providing direct access to the garden, laminate flooring and ceiling lighting.

SERVICES

Mains metered water, mains electric and mains drainage.

AGENT'S NOTE

Please be advised the property is band 'A' for Council Tax.

DIRECTIONS

From Redruth Railway Station, proceed down the hill, turning left at the first set of traffic lights, at the next set of traffic lights, take the third turning right towards Helston and continue up the hill towards Four Lanes. On entering the village, immediately after the cross roads in the centre, take the second turning on the right into Loscombe Lane and the property will be identified on the right hand side by a For Sale board. If Using What3Words:threaded.manly.logbook

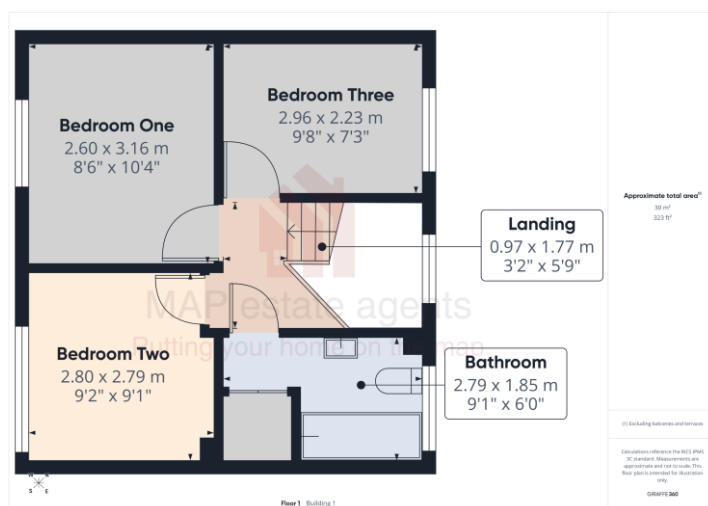
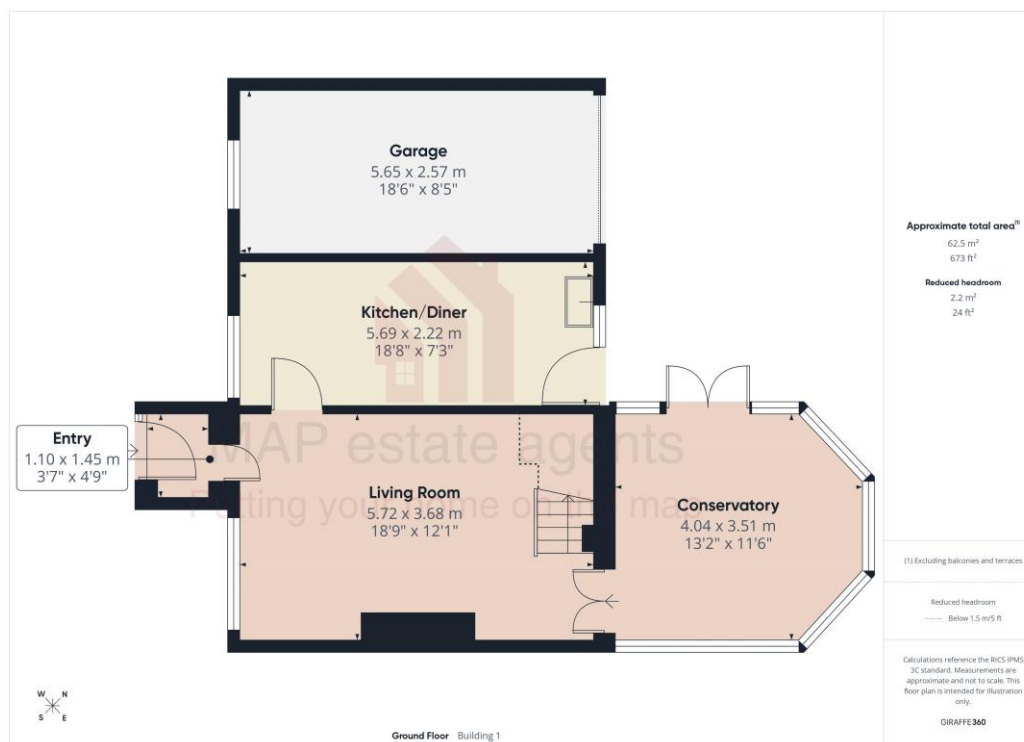


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



MAP's top reasons to view this home

- End of terrace house
- Overlooking fields
- Conservatory
- Village location
- Detached outbuilding
- Parking
- Garage
- Double glazing
- Oil fired central heating
- Underfloor heating to kitchen



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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