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**Tremore Road,
Redruth**

**£320,000
Freehold**





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Property Introduction**

Situated within a cul-de-sac on the popular Roseland Gardens development, located on the North side of the town, this detached house has been extended from the original design to create versatile living accommodation suitable for extended families.

One will find three bedrooms and a remodelled bathroom on the first floor, the ground floor features a generous lounge/dining room with a full height window to the front and there is a home office/playroom. Leading from the fitted kitchen is a breakfast room and from the breakfast room is a further reception room/bedroom four which has an en-suite shower room and from here there is access to the integral garage.

The property is double glazed and gas central heating was installed in late 2023.

To the front, a brick paviour hardstanding gives parking for four vehicles in addition to the integral garage and the rear garden is enclosed and secure, mainly lawned with a patio. In summary, a versatile family home which requires a closer inspection to be full appreciated.

Location

Ideal for access to the A30 Trunk Road and North coast beaches at Porthtowan and Portreath, Redruth is within half a mile. The town of Redruth offers a range of both national and local retail outlets, there is a mainline Railway Station which connects to London Paddington and the North of England and schooling is available for all ages within walking distance together with a recreation ground and park. Redruth is also home to Kresen Kernow which houses the largest collection of archive and library material relating to Cornish history.

Truro, the administrative and cultural centre of Cornwall is within ten miles and the South coast university town of Falmouth is within a similar distance.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

ENTRANCE VESTIBULE

Ceramic tiled floor and meter cupboard. Door to:-

HALLWAY

Ceramic tiled floor, radiator and stairs to first floor. Doors open off to:-

LOUNGE/DINER

Full height uPVC double glazed window to the front. Two radiators and double doors opening to:-

LOUNGE AREA 12' 2" x 11' 0" (3.71m x 3.35m)

DINING AREA 12' 3" x 8' 7" (3.73m x 2.61m)

STUDY/PLAYROOM 8' 1" x 7' 9" (2.46m x 2.36m)

uPVC double glazed French doors to the rear.

KITCHEN 9' 0" x 8' 5" (2.74m x 2.56m)

Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in double oven, four ring gas hob with stainless steel cooker hood over. Built-in 'Whirlpool' microwave and plumbing for an automatic washing machine. Brick feature archway through to the:-

BREAKFAST ROOM 8' 5" x 7' 9" (2.56m x 2.36m)

uPVC double glazed window to the rear. Radiator. Door through to study/playroom. uPVC double glazed door to:-

BEDROOM FOUR/RECEPTION ROOM 12' 6" x 7' 6" (3.81m x 2.28m)

uPVC double glazed French doors to the rear and a uPVC double glazed window to the side. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Remodelled with a close coupled WC, pedestal wash hand basin and doorless entry shower enclosure with 'Triton' electric shower. Full ceramic tiling to walls and towel radiator. Door to integral garage.

FIRST FLOOR LANDING

uPVC double glazed window to the side. Airing cupboard containing 'Glow- worm' combination gas boiler. Access to loft space. Doors opening off to:-

BEDROOM ONE 12' 7" x 9' 8" (3.83m x 2.94m)

uPVC double glazed window to the front enjoying an outlook towards Carn Brea. Radiator.

BEDROOM TWO 11' 6" x 9' 1" (3.50m x 2.77m)

uPVC double glazed window to the rear.

BEDROOM THREE 9' 7" x 7' 5" (2.92m x 2.26m)

uPVC double glazed window to the front again enjoying an outlook towards Carn Brea. Overstairs storage cupboard and radiator.

BATHROOM

Two uPVC double glazed windows to the rear. Remodelled with a vanity unit incorporating a concealed cistern WC and vanity wash hand basin. Panelled bath with mixer rain head shower and 'Triton' electric shower (not in use). Towel radiator and full ceramic tiling to walls.

OUTSIDE FRONT

To the front there is an extensive paviour parking area suitable for four cars and pedestrian access leads to one side of the property.

INTEGRAL GARAGE 16' 1" x 8' 2" (4.90m x 2.49m)

Up and over door to the front and having power, light and water connected. Space and plumbing for an automatic washing machine.

OUTSIDE REAR

The rear garden is enclosed, secure for pets and younger children and is largely lawned with a patio to the rear of the property. Brick paviour to the side leads to the side access gate.

SERVICES

The property benefits from mains water (metred), mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band for this property is band 'C'.

DIRECTIONS

From Redruth railway station proceed up the hill into Higher Fore Street, at a give way junction bare left into East End and then take the first left into Drump Road. Just prior to a railway bridge, turn right into Stanley Way and then right again into Roseland Gardens, Tremore Road will be found on the left hand side and the property will be identified at the head of the cul-de-sac by a For Sale Board. If using What3Words :- Chaos.Daytime.Glades.

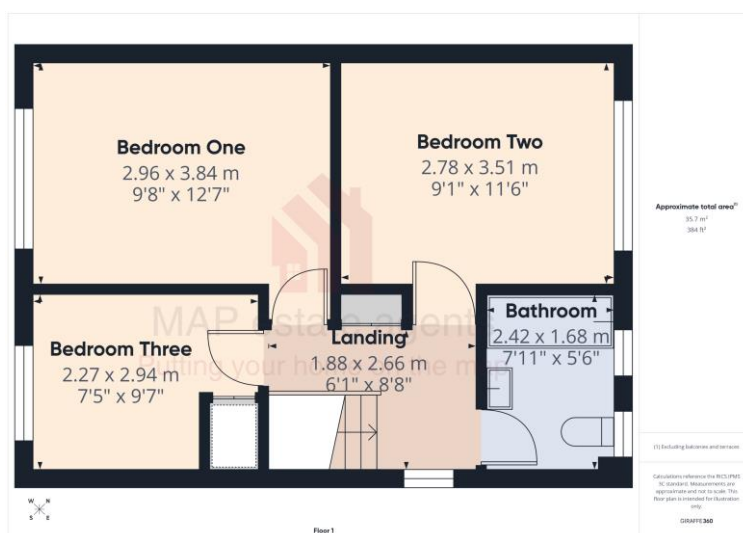


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached house in cul-de-sac
- Three/four bedrooms
- Fourth bedroom with en-suite
- Generous lounge/dining room
- Study/playroom
- Fitted kitchen
- Dining room
- Third reception room/bedroom four
- Modern gas central heating, double glazing
- Enclosed garden, garage and ample parking



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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