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**Penpont Road,
Roseland Gardens, Redruth**

**Offers in Excess of £350,000
Freehold**





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Property Introduction

Situated at the entrance to a small cul-de-sac, this versatile family home has been extended from the original design and is ideal for the larger or multi-generational family. Benefiting from five bedrooms with the principal bedroom having a Jack and Jill en-suite shared with a bedroom/dressing room, it is also worthy of note that the first floor family shower room has recently been remodelled. The front door opens to a light and airy hallway with doors opening off to a kitchen/diner which is well-appointed and has an outlook to the front. The lounge, which is generous in size, features French doors with windows to either side opening on to the enclosed rear garden and when the weather permits is ideal for alfresco dining. From the lounge there is a second reception room with a utility space to one end which could be used for formal dining, a playroom or with a little work could create a studio for a teenager or a dependent relative. Several of the bedrooms on the first floor enjoy far reaching rural and coastal views and there is uPVC double glazing throughout together with gas fired central heating. To the front there is an amazing amount of parking for at least eight plus vehicles whilst there are enclosed gardens to both front and rear. In summary, a substantial property requiring a closer inspection to be fully appreciated. Viewing our interactive virtual tour is strongly recommended.

Location

Penpont Road is positioned in a quiet, family friendly location at the heart of Redruth, offering a peaceful residential setting whilst remaining conveniently close to the town centre. Redruth provides a wide range of independent shops, local schools, parks and has a mainline railway station which connects with London Paddington and the north of England. Within three quarters of a mile there is access to the A30 trunk road and the north coast at Portreath, which is noted for its sandy beach and active harbour, is within four and a half miles. Falmouth, which is on the south coast and is Cornwall's university town will be found within eleven miles and Truro, the administrative and shopping centre for the county is within ten miles.

ACCOMMODATION COMPRISES

Composite double glazed door with side screens opening to:-

HALLWAY

Ceramic tiled floor. Radiator and stairs to first floor. Recessed two door utility cupboard with space for tumble dryer and floor mounted 'Worcester' gas combination boiler. Doors off to:-

KITCHEN/DINER 13' 5" x 10' 11" (4.09m x 3.32m) maximum measurements

Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel oversize sink unit with mixer tap. Space and plumbing for a

dishwasher, slot-in electric oven with stainless steel hood over (optional gas cooker point available), inset spotlighting and ceramic tiled floor. Part glass block wall to lounge

LOUNGE 17' 3" x 10' 7" (5.25m x 3.22m)

Double glazed French doors with windows to either side opening on to the rear garden which is ideal for alfresco dining when the weather permits. Bamboo planked floor and radiator. Door to:-

SECOND RECEPTION/UTILITY ROOM 21' 10" x 10' 6" (6.65m x 3.20m)

uPVC double glazed window to the front. uPVC double glazed door to side and uPVC double glazed French doors to the side. A most versatile room with scope to create individual accommodation to suit one's needs. There is a range of eye level and base units to one end which features a roll top edge working surface together with an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for automatic washing machine and gas cooker point. Ceramic tiled splashbacks, laminate flooring and radiator.

FIRST FLOOR LANDING

A central landing with a 'Velux' double glazed skylight. Recessed shelved cupboard and further over stairs cupboard. Doors opening off to:-

PRINCIPAL BEDROOM ONE 10' 8" x 10' 5" (3.25m x 3.17m)

maximum measurements

uPVC double glazed window to the front enjoying an outlook towards the north coast and St Agnes Beacon. Radiator. Sliding door to:-

JACK AND JILL EN-SUITE

uPVC double glazed window to the side enjoying an outlook towards the north coast. Remodelled with a vanity wash hand basin, close coupled WC and an oversize shower enclosure with plumbed rain head spa shower. Tiled shower enclosure, laminate flooring and towel radiator.

BEDROOM TWO 11' 1" x 10' 0" (3.38m x 3.05m) maximum measurements

uPVC double glazed window to the rear with sea glimpses. Radiator and access to loft space. This room connects with the Jack and Jill en-suite.

BEDROOM THREE 14' 1" x 11' 0" (4.29m x 3.35m) max. measurements

uPVC double glazed window to the rear. Radiator.

BEDROOM FOUR 8' 2" x 7' 7" (2.49m x 2.31m)

uPVC double glazed window to the rear. Recessed wardrobe and radiator.

BEDROOM FIVE 10' 0" x 6' 1" (3.05m x 1.85m)

uPVC double glazed window to the front, again with an outlook towards the north coast and St Agnes Beacon. Radiator and recessed wardrobe.

SHOWER ROOM

Two uPVC double glazed windows to the front. Remodelled with a concealed cistern WC, vanity wash hand basin and an oversize shower enclosure with rain head, plumbed spa shower. Towel radiator, ceramic tiling to walls and ceramic tiled floor.

OUTSIDE FRONT

To the front of the property there is a gravelled parking area suitable for eight plus vehicles and pedestrian access leads to the side garden.

REAR GARDEN

The rear garden is enclosed, partly lawned with a paved patio. There is a timber storage shed with power and light connected and panel fencing with a door open to:-

SIDE GARDEN

Again enclosed, largely lawned with a timber summerhouse and external power supply. It should be noted that the rear and side gardens are secure for those with younger children and pets.

AGENT'S NOTE

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

SERVICES

The property benefits from mains metered water, mains electricity, mains gas and mains drainage.

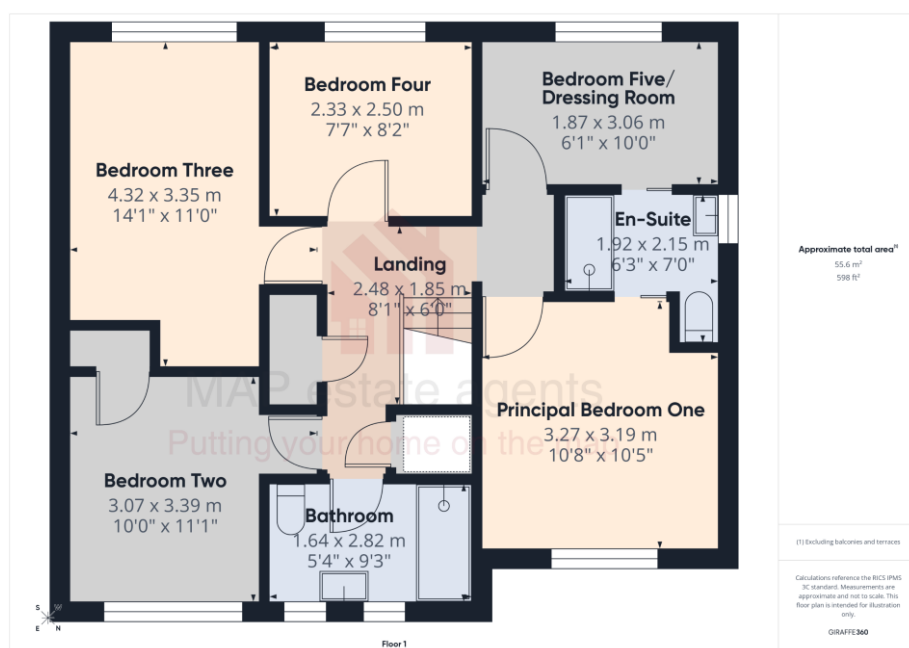
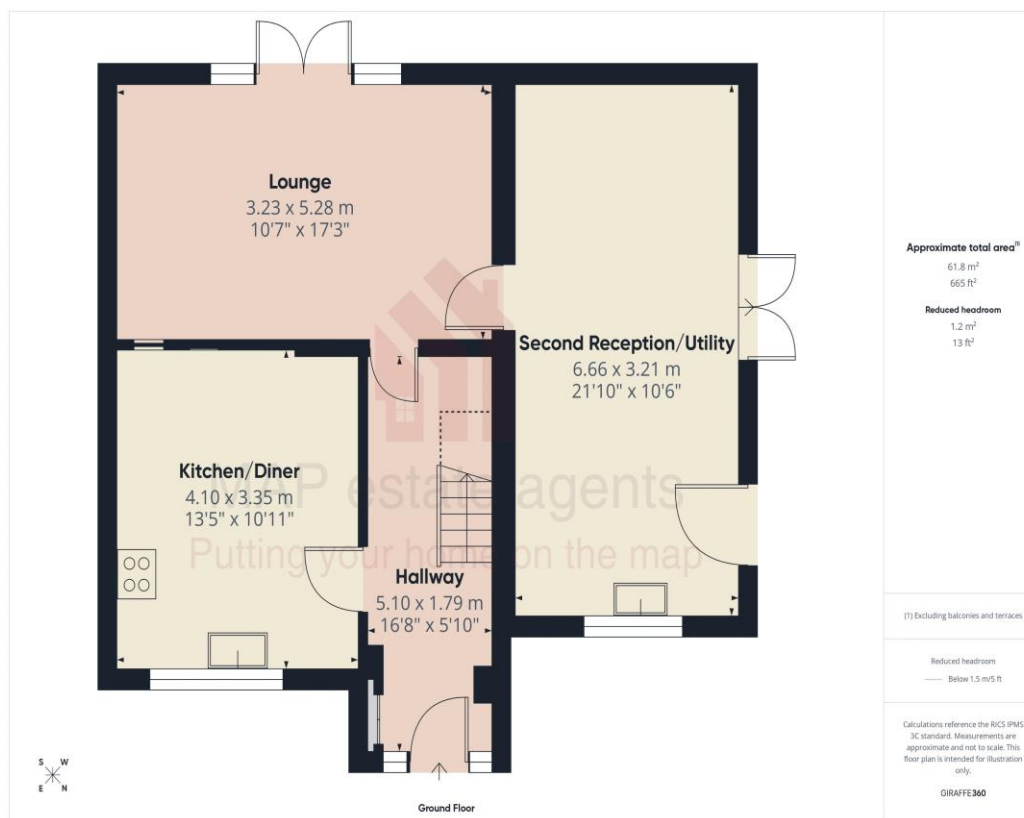


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Extended semi-detached house in popular location
- Five bedrooms (principal with Jack & Jill en-suite)
- Lounge overlooking rear garden
- Fitted kitchen/dining room
- Remodelled first floor shower room
- Second reception room with utility space
- Potential to create studio apartment
- uPVC double glazing and gas central heating
- Enclosed gardens to rear and side
- Parking for eight plus cars



01209 243333 (Redruth & Camborne)
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01326 702400 (Helston & Lizard Peninsula)

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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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