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# BILL BANNISTER

Sales & Lettings



## Boslowen, 31 Merritts Way

Pool, Redruth, TR15 3TY

**£285,000**



Situated in a popular cul-de-sac location, this modern detached bungalow sits on a good sized corner plot. There are two bedrooms with fitted wardrobes, a lounge/diner, a fitted kitchen, a bathroom and a rear conservatory. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear with the bonus of a garage and driveway parking for two/three vehicles.



We are very pleased to bring to market this two bedroom bungalow, set on a very good sized plot and tucked away in a quiet cul-de-sac within this popular residential area. The bungalow is set back from the road behind a good sized front garden that gives this home a generous, open feel. On entry, an L-shaped hallway allows access to all the internal living areas. The kitchen is conveniently positioned at the heart of the home, with access from both the hallway and the generously sized lounge/diner. From the hallway, a doorway opens directly into the kitchen which adds convenience whilst a second internal door connects the kitchen to the lounge/diner, allowing for smooth circulation and creating a natural flow between cooking, dining, and living areas. The triple aspect conservatory with a south westerly outlook is accessible from both the kitchen and the lounge/diner. The rear bedroom has the benefit of two built-in wardrobes, one fitted with wired drawer storage. There is separate further built-in drawer storage and generous dressing table space. The front bedroom also has the benefit of a built-in wardrobe with hanging space and shelf storage. Both bedrooms are complemented by a modern family bathroom which has the WC and wash hand basin integrated into a vanity unit and there is the bonus of a whirlpool bath with electric shower over. Externally, the broad sweep of front lawn is framed by mature shrubs and low trees and a generous driveway with parking for two/three cars which leads up to a single garage with up and over door. The plot has a wraparound feel with the established plants and shrubbery creating a sense of privacy without feeling enclosed. The rear garden is primarily patio with a raised pond and planting feature. There are some fruit trees and the vendor has advised that due to its south westerly position, the garden is a real suntrap. In terms of location, there are nearby bus routes and many amenities close by including major supermarkets within walking distance or alternatively through a short drive. There are also nearby schools, including the local academy and the local primary which are equidistant at around a ten/twelve minute walk or again, a short drive. The local leisure centre is within a five minute drive and the local health centre is also close by. Further afield, Camborne and Redruth town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and Tehidy Park Golf Club achieved in around ten minutes or less by car. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere ten minutes or so by car. Furthermore, other surrounding beaches and local attractions can also be found nearby.

Wooden front door with two obscure glazed decorative panels leads to:

**L SHAPED HALLWAY**

Loft access hatch and a smoke alarm. Door opens to a full height storage cupboard with slatted shelving. Radiator and a casement frosted glazed door opens to:

**LOUNGE/DINER**

10'1" x 22'7" (3.08m x 6.90m)

A dual aspect room with a wooden double glazed window to the front set in a deep sill with a radiator below. Coal effect gas fire and a further radiator. Sliding aluminium double glazed patio doors open into the conservatory. Door to:

**KITCHEN**

7'5" x 8'11" (2.27m x 2.74m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Integrated Belling gas hob and an integrated Hoover double oven and grill. Space for an undercounter fridge plus space and plumbing for a dishwasher. New Baxi boiler installed in May 2025. Radiator and a full height storage cupboard. Tiled splash backs and a wooden double glazed window overlooks the conservatory. Composite one and half bowl sink and drainer. Carbon monoxide alarm. Wooden door with an obscure double glazed panel opens to:

**CONSERVATORY**

17'4" x 6'11" (5.30m x 2.13m)

A triple aspect room with wooden double glazing. Space and plumbing for a washing machine and space for a tall fridge/freezer. Corner door opens to the south west facing rear garden.

**FAMILY BATHROOM**

5'8" x 5'4" (1.74m x 1.63m)

Low level wc and a wash hand basin built into a vanity unit with a roll edge top, tiled splash back and medicine cabinet above. Whirlpool bath with a Mira electric shower over. Wooden frosted double glazed window to the front aspect with a radiator below. Manrose extractor fan.

**BEDROOM 2**

8'9" x 10'4" (2.67m x 3.15m)

Wooden double glazed window overlooking the front garden and aspect with a radiator below. Built-in wardrobe with sliding doors, hanging space and shelving.

**BEDROOM 1**

11'10" x 9'10" (3.61m x 3.01m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below. Built-in drawer storage with a dressing table top. Built-in wardrobes with sliding doors, hanging space and shelved storage. Further built-in wardrobe with mirrored doors, hanging space and wired drawer storage.

**OUTSIDE**

To the front a concrete driveway provides parking for two/three vehicles and leads to a GARAGE with an up and over door, a rear pedestrian door, lighting and power. There is a large front lawn and the property is set back on a corner plot. The concrete driveway borders the lawn area with separate areas of mature plants, shrubs and trees. A pathway leads to the front door under a canopy. To the rear there is a raised corner border of mature shrubs, bushes and trees with a raised pond. There are further borders of mature plants, shrubs and trees including apple trees. The rear garden is low maintenance and fully enclosed being mainly laid to patio.

**DIRECTIONS**

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Proceed on into Higher Broad Lane and turn left by the Guinness Trust flats into Balkin Way. Continue into Moorfield Road and take the second turning right into Merritts Way. Continue along and take the first turning on the left and the property will be found on the right hand side.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: C.

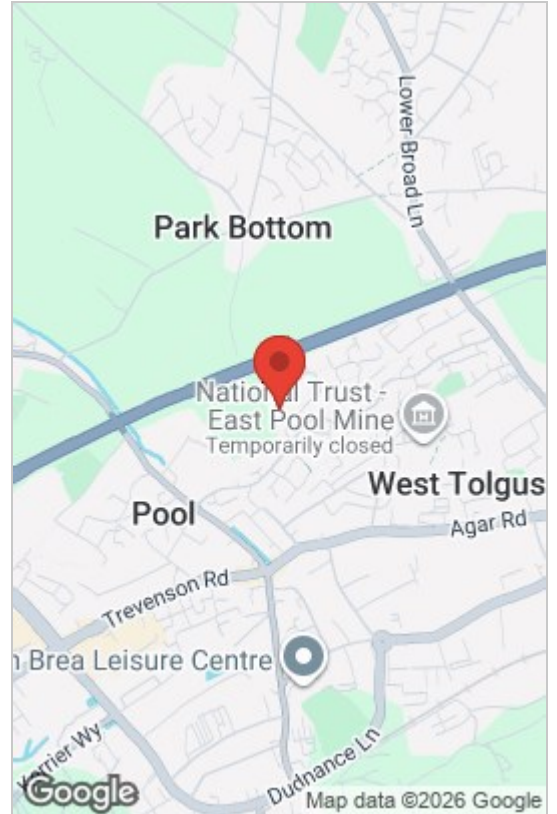
**SERVICES**

Mains drainage, mains water, mains electricity and mains gas heating.

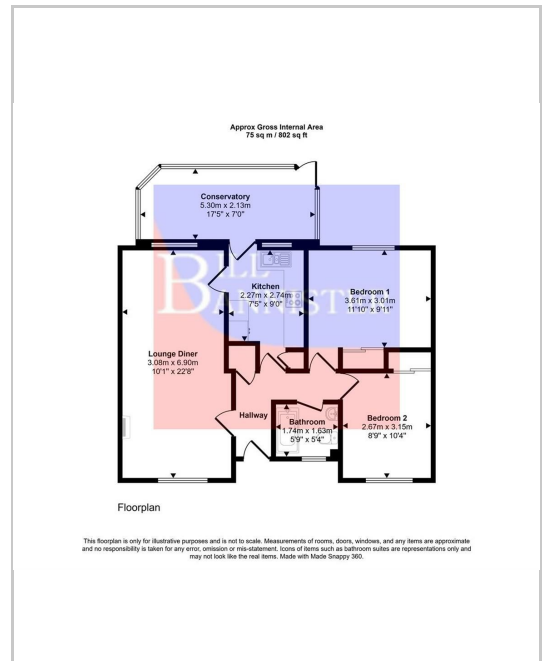
Broadband highest available download speeds - Standard 3 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor & indoor, Three Good outdoor & indoor, O2 Good outdoor & indoor, Vodafone Good outdoor & variable indoor (sourced from Ofcom).

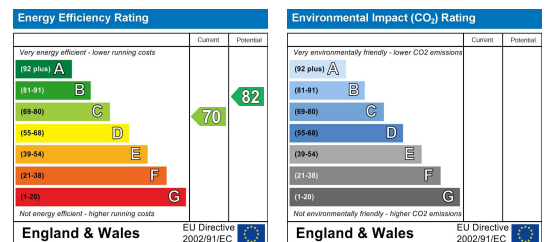
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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