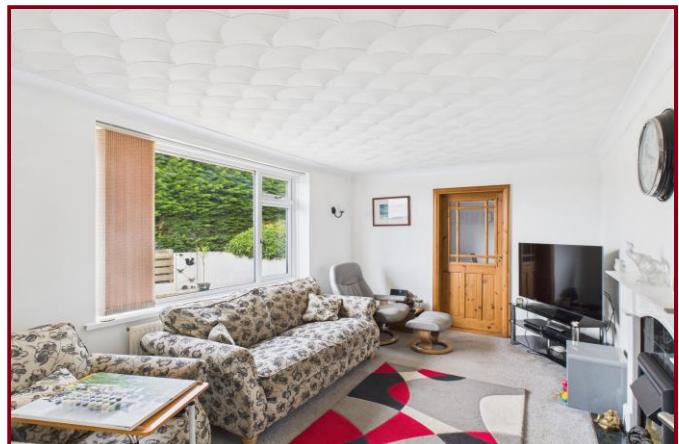




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Putting your home on the map

**Valley View Estate,
Lanner, Redruth**

**£335,000
Freehold**





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Property Introduction

A delightful detached bungalow located within the popular village of Lanner enjoying an elevated position taking in an impressive valley view towards the distant fields. This versatile property is very well presented and has the option to utilise what is currently being used as a dining room into a third bedroom with its own access from the inner hallway. The accommodation currently comprises of an entrance hall, lounge, dining room, fitted kitchen, snug, two bedrooms along with a shower room, all of which benefits from uPVC double glazed windows and doors complemented by an oil fired central heating system.

Externally, to the front is a bricked driveway offering ample parking facilities for several vehicles along with access to a single garage. A bricked paved pathway leads to the entrance where the front garden is paved along with an area of chippings where you can appreciate the outlook. The rear garden is enclosed, laid mainly to lawn with borders offering a variety of shrubs and a good degree of privacy.

Location

Lanner is a popular village with a strong community spirit and is ideally situated for accessing both north and south coasts with their contrasting coastlines. The north coast is popular for surfers as well as delightful clifftop walks while the south coast is renowned for its excellent sailing waters. Lanner itself was a former tin and copper mining parish and today, offers excellent local amenities with a doctor's surgery, primary school, bakers, general store, bus service, public houses, places of worship and an abundance local walks on the doorstep.

The cathedral city of Truro is approximately ten miles distant being the main centre in Cornwall for business and commerce along with the Hall for Cornwall located on the piazza. The town of Redruth has a mainline Railway Station with direct links to London Paddington and the north of England, while the main A30 trunk road is a short travelling distance away enabling swift access to other parts of the county and beyond.

ACCOMMODATION COMPRIMES

Double glazed door to:-

ENTRANCE HALLWAY

Part panelled walls, loft access (which the vendor has advised us is boarded) and radiator. Glazed door giving access to:-

LOUNGE 14' 8" x 9' 11" (4.47m x 3.02m) plus recess

uPVC double glazed window to the front. Electric fire set in attractive fireplace and surround with mantel over and radiator. Part glazed door giving access into:-

DINING ROOM/BEDROOM THREE 13' 10" x 11' 7" (4.21m x 3.53m) plus door recess

uPVC double glazed patio doors to the outside and radiator. Doorway giving access to:-

INNER HALLWAY

Double glazed window to the side. Access to:-

KITCHEN/DINER 13' 9" x 10' 11" (4.19m x 3.32m) plus recess

Stainless steel single drainer sink unit with mixer tap, a good range of base and wall mounted storage cupboards, four and three-drawer storage unit, range of working surfaces, breakfast bar, plumbing for dishwasher and washing machine, recess for cooker with splashback and extractor fan over and large open-plan archway looking through to the snug. Radiator.

SNUG 10' 9" x 8' 9" (3.27m x 2.66m)

Double glazed window to the rear and double glazed doors leading to the rear garden. Radiator.

BEDROOM ONE 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed window to the front. Radiator.

BEDROOM TWO 10' 11" x 10' 9" (3.32m x 3.27m)

Double glazed window to the rear. Radiator.

SHOWER ROOM

Double glazed window to the rear. Walk-in shower, close coupled WC, wash hand basin, double storage cupboard under with splashback and wall mirror cabinet, heated towel rail, extractor fan and louvre door storage cupboard.

SINGLE GARAGE (not measured)

Up-and-over door, electric, light and power points connected.

OUTSIDE FRONT

Immediately to the front of the property is a bricked driveway offering ample parking facilities for several vehicles along with access to the single garage. An adjacent brick pathway leads to the front door with external courtesy light and open porchway. The front garden is laid to both gravel and paved and enjoys a view over the surrounding valley while a pathway via the side of the property takes you round to:-

REAR GARDEN

The rear garden is laid to lawn with a variety of shrubs, useful external water supply and boiler and enclosed with a feature stone wall.

SERVICES

Private drainage, septic tank, mains water and mains electricity.

AGENT'S NOTE

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

DIRECTIONS

Proceeding from Redruth towards Lanner, just as you are dropping down into the village, turn left into Pennance Road turning right into Valley View Estate where the property will be identified on the left-hand side by a 'For Sale' board. If using What3words: uses.retailing.beaks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	63	73
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Magnificent individual detached bungalow
- Delightful valley views enjoyed from the front elevation
- Two/three bedrooms
- Dining room/bedroom three
- Fitted kitchen/diner
- Snug
- Oil central heating and double glazing
- Enclosed rear garden
- Ample parking on driveway plus garage
- Favoured village position, reasonable travelling distance to both north and south coasts



01209 243333 (Redruth & Camborne)
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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sales@mapestateagents.com

Gateway Business Park, Barcoose
Cornwall TR15 3RQ

www.mapestateagents.com