



**MAP estate agents**  
Putting your home on the map

**College Lane,  
Redruth Highway, Redruth**

**£380,000  
Freehold**





**College Lane,  
Redruth Highway,  
Redruth**

**£380,000 Freehold**

## **Property Introduction**

An immaculately presented four bedroom semi-detached family home situated in a highly sought-after location, offering stylish and spacious accommodation.

The property features a bright living room, a contemporary kitchen/dining room, and a convenient ground floor WC. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a modern family bathroom. Outside, the enclosed rear garden is perfect for relaxing and entertaining with a covered seating area featuring a media wall and lighting, plus a useful storage shed.

To the front, a private driveway provides off-road parking for multiple vehicles. Further benefits include gas central heating, fibre-to-the-premises broadband, and the remainder of a four-year NHBC warranty. An outstanding family home finished to a high standard; early viewing is highly recommended.

## **Location**

Situated on the edge of Treskerby and Redruth Highway, the house is located along a small no through lane which also gives access to Mount Ambrose Cricket Club. The south facing rear garden backs onto a field and there are local shops catering for daily needs within a short walking distance.

Redruth town centre itself has a mainline rail station and the nearby A30 provides excellent and easily accessible connections throughout the county. For anyone working at the Truro College or at Treliske Hospital these are approximately seven miles distant. The north coast and beaches at Porthtowan and Portreath area approximately four miles distant and Newquay Airport is twenty five miles distant.

## **ACCOMMODATION COMPRISES**

Entrance door opening to:-

### **HALLWAY**

Doors off to:-

### **CLOAKROOM**

Fitted with a close-coupled WC and pedestal wash hand basin. uPVC obscure glazed window to the side aspect, wall-mounted heated towel rail, tiled flooring, and space for a washing machine and tumble dryer.

### **KITCHEN/DINER 23' 6" x 19' 2" (7.16m x 5.84m)**

A spacious and beautifully appointed kitchen/dining room fitted with an extensive range of contemporary wall and base units, complemented by polished stone worktops. Integrated appliances include double electric oven, a gas hob with extractor hood over,

fridge/freezer, and dishwasher. A useful utility cupboard provides additional storage. The room benefits from tiled flooring, two radiators, and uPVC windows to the front and side elevations, allowing plenty of natural light. Double doors open through to the living room, creating an ideal space for modern family living and entertaining.

**LIVING ROOM 19' 2" x 16' 9" (5.84m x 5.10m)**

A spacious and well-presented living room with carpet flooring, two radiators, fitted storage cupboards and a useful understairs storage cupboard. uPVC window overlooking the rear garden and double patio doors opening onto the rear garden, allowing plenty of natural light and providing direct access to the outdoor entertaining space.

**FIRST FLOOR LANDING**

Attractive oak staircase with glass balustrade leading to the first floor landing. Loft access, large airing cupboard, and doors leading to all rooms.

**PRINCIPAL BEDROOM 16' 1" x 11' 4" (4.90m x 3.45m)**

A spacious double bedroom benefiting from a modern en-suite shower room, fitted wardrobes with spotlighting above, wall-mounted radiator, and UPVC window to the rear aspect enjoying pleasant countryside views beyond.

**EN-SUITE SHOWER ROOM**

Fitted with a shower cubicle housing an integrated shower, square wash hand basin with chrome mixer tap and integrated storage drawers beneath and a close-coupled WC. Further features include a wall-mounted heated towel rail, recessed ceiling spotlights, uPVC window to the side aspect, and tiled flooring.

**BEDROOM TWO 14' 5" x 9' 2" (4.39m x 2.79m) plus door recess**

A spacious double bedroom featuring fitted wardrobes, carpet flooring, wall-mounted radiator, and uPVC window to the front aspect.

**BEDROOM THREE 10' 2" x 9' 8" (3.10m x 2.94m)**

A well-proportioned bedroom with space for a double bed, fitted wardrobes, carpet flooring, wall-mounted radiator, and uPVC window to the front aspect.

**BEDROOM FOUR 12' 5" x 7' 3" (3.78m x 2.21m)**

A spacious double bedroom featuring fitted wardrobes, carpet flooring, wall-mounted radiator, and uPVC window to the rear aspect.

**FAMILY BATHROOM**

A stylish and well-appointed family bathroom fitted with a white bath, square wash hand basin with chrome mixer tap, integrated storage drawers beneath and a corner shower cubicle with integrated power shower. Further features include a floor-to-ceiling chrome heated towel rail, recessed ceiling spotlights, and modern finishes throughout.

**OUTSIDE**

The property is situated on a private lane with brick-paved off-road parking to the front for three vehicles. Steps lead to the front entrance, with gated access to both sides providing access to the rear garden. The enclosed rear garden is designed over split levels with paved patio areas and steps leading between sections, providing an attractive and versatile outdoor space ideal for entertaining and relaxation. The garden is enclosed by walling and fencing, offering a good degree of privacy and a secure environment for children and pets.

**GARDEN STORE 9' 7" x 8' 9" (2.92m x 2.66m)**

Benefiting from electricity and lighting.

**SUMMERHOUSE 11' 4" x 8' 9" (3.45m x 2.66m)**

Power and lighting.

**AGENT'S NOTE**

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

**SERVICES**

Mains electricity, mains water, mains and mains gas.

**DIRECTIONS**

From Redruth Railway Station, proceed uphill into Higher Fore Street. At the give way sign, bear left into East End and continue through the village. At the mini-roundabout, take the first exit onto Mount Ambrose. Continue past the entrance to Knights Way on your left, then take the next right into Highway Lane. Pass New Lane on your left-hand side and take the next turning on the right. The property will be found on the right-hand side, identified by our MAP For Sale board. If using What3words:-horns.cavalier.gadgets

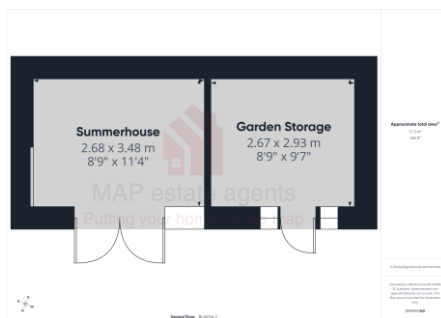
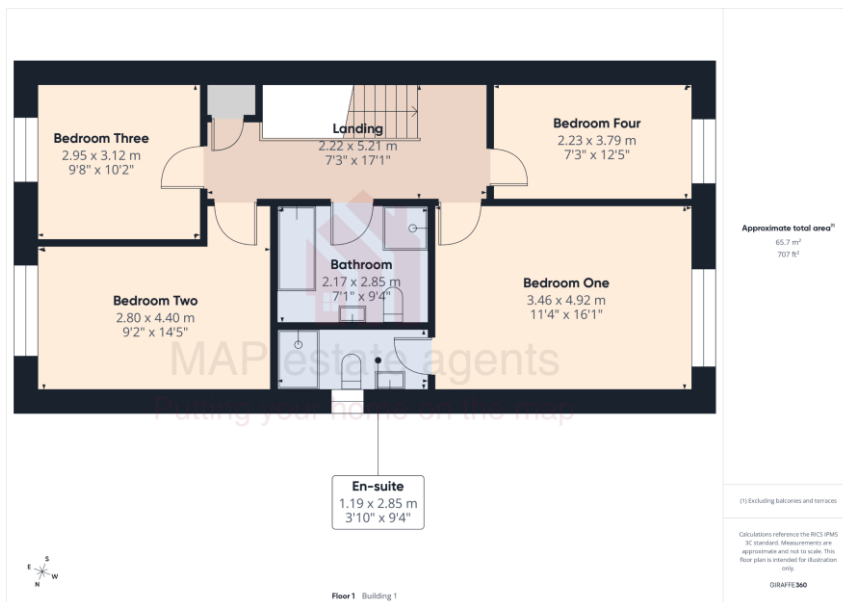
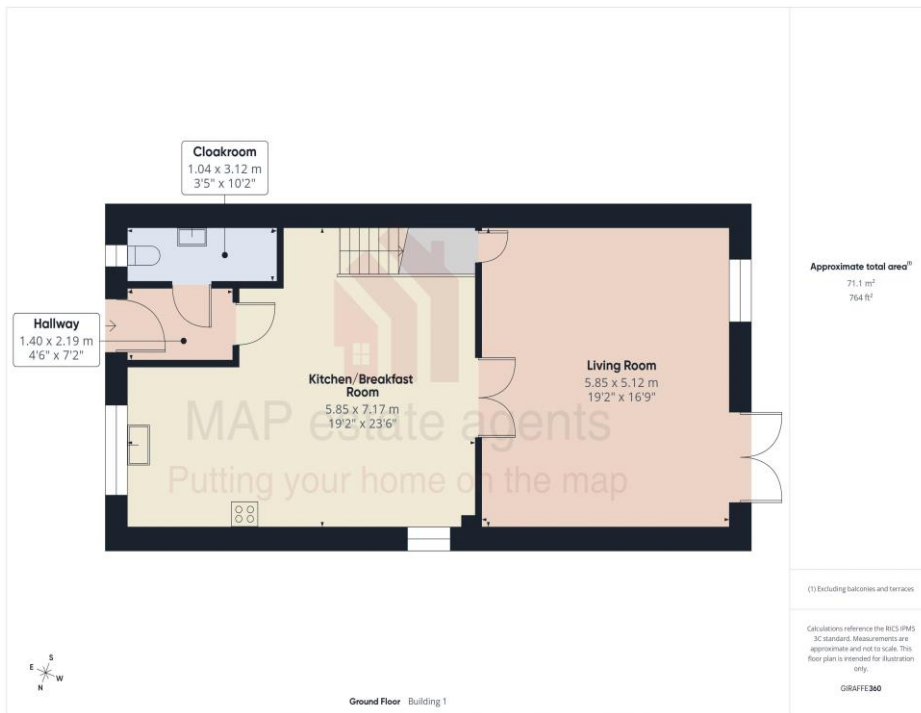


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	93
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- High specification family home
- Four spacious bedrooms, principal bedroom en-suite
- Contemporary kitchen/dining room with integrated appliances
- Modern fixtures and fittings throughout
- Double glazing and gas central heating
- Lounge with patio doors to garden
- Desirable outskirts of town location
- Split-level gardens with summer house and storage buildings
- Private off-road parking for three vehicles
- Chain free sale



[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.com)

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)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.