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**Park Trielin, Redruth**

**£365,000**  
**Freehold**





## Park Trielin, Redruth

**£365,000 Freehold**

### Property Introduction

This immaculately presented three bedroom detached bungalow is tucked away within a peaceful cul-de-sac and enjoys attractive rear views towards Carn Brea. Finished to a high specification, the property perfectly combines stylish living with practical features, creating an ideal home in a highly desirable location. Internally, the accommodation is bright, spacious, and thoughtfully arranged, two of the bedrooms benefit from built-in double wardrobes, while the contemporary kitchen is beautifully finished with granite working surfaces, an integrated dishwasher, electric oven, gas hob with extractor hood and spaces for both a washing machine and fridge-freezer. A modern shower room is complemented by an additional separate WC for added convenience.

To the outside, the front of the property boasts a brick paved driveway provides generous off-road parking for two vehicles alongside the garage, which also benefits from convenient rear access to the garden. Whilst to the rear, the property boasts a generously sized south-facing rear garden featuring a patio and retractable awning, creating the perfect setting for outside entertaining or simply relaxing in the sunshine. Further benefits include uPVC double glazing, gas central heating, and low maintenance fascias and soffits. Offering excellent outside space, delightful views, and a peaceful cul-de-sac position, this superb bungalow presents a fantastic opportunity for buyers seeking a comfortable and beautifully maintained home.

### Location

Situated within a mile of the town centre, Redruth offers a range of both local and national shopping outlets, a mainline Railway Station with direct links to London Paddington and the north of England, plus access to the A30 trunk road which is to the north of the town.

Schooling is available for all ages and within walking distance and the property is conveniently located for access to Truro which is the administrative and commercial heart of Cornwall being some ten miles distant. Falmouth, which is Cornwall's university town and famous for its sailing waters, is a similar distance. The north coast at Portreath, which is noted for its sandy beach and active harbour, is within five miles.

### ACCOMMODATION COMPRISES

#### ENTRANCE PORCH

Covered porch with upper uPVC dual-glass panelled front door leading into:-

#### HALLWAY

Wood effect flooring and radiator. Doors off to:-

#### CLOAKROOM

Double glazed frosted window to the front. WC and vanity unit with wash hand basin, mirror with light.

### **KITCHEN 10' 9" x 7' 10" (3.27m x 2.39m)**

Double glazed window to the rear. Fully fitted kitchen with gas hob, electric oven, cooker hood, spaces for washing machine and freestanding fridge/freezer, boiler and inset sink unit. Wood effect flooring.

### **LOUNGE/DINING ROOM 27' 5" x 9' 7" (8.35m x 2.92m) minimum**

Featuring a dual-aspect room running the full depth of the house and with a double glazed window to the front. Rear double patio door access to the garden, three radiators.

### **BEDROOM ONE 10' 8" x 7' 2" (3.25m x 2.18m)**

Double glazed window to the rear. Double bedroom with radiator.

### **PRINCIPAL BEDROOM TWO 10' 6" x 9' 9" (3.20m x 2.97m)**

Double glazed window to the rear. Fitted double mirrored wardrobes, radiator.

### **BEDROOM THREE 9' 9" x 8' 5" (2.97m x 2.56m)**

Double glazed window to the front. Fitted double wardrobes with mirrors. Radiator.

### **BATHROOM**

Double glazed frosted window to the front. Shower unit with screen and tiled enclosure, vanity unit with wash hand basin and mirror with light, heated towel rail and wood effect flooring.

### **OUTSIDE FRONT**

To the front of the property, there is a lawn along with a brick laid driveway with double parking space leading to the side access and garage.

### **REAR GARDEN**

To the rear, there is a patio with an external water supply and cassette awning, a south-facing lawn and access via door to rear of garage as well as access to both sides around the detached plot.

### **GARAGE 18' 0" x 9' 10" (5.48m x 2.99m)**

Spring loaded front garage door, vaulted roof space, concrete flooring and rear uPVC double glazed glass painted door with rear garden access.

### **SERVICES**

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

### **AGENT'S NOTE**

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

### **DIRECTIONS**

From Redruth Railway Station, proceed down the hill and at the first set of traffic lights, turn left under the railway bridge, continue ahead and at the next set of traffic lights, bear left towards Falmouth. At a roundabout, take the first exit into Sandy Lane and then take the fourth left into Park Trielin and then hard left where the property will be identified on the right-hand side at the end of the cul-de-sac. If using What3words: alert.verbs.situates

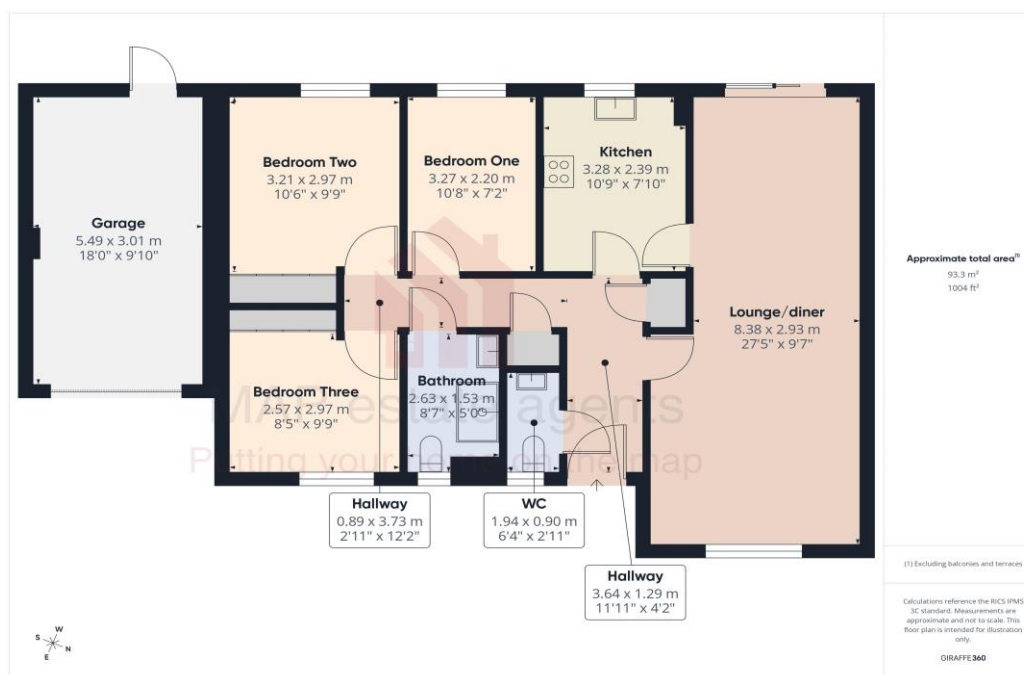


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached three bedroom bungalow
- Immaculately presented
- Stunning views towards Carn Brea
- Generous rear garden
- Patio with lawn
- Garage and off-road parking
- 27' Lounge/diner
- Gas central heating
- Cul-de-sac location
- Cloakroom



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