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Sales & Lettings



## 33 Knights Way

Mount Ambrose, Redruth, TR15 1NL

**Guide Price £244,950**



Situated on the Truro side of Redruth in a popular residential development, this modern semi detached house offers well presented family sized accommodation. There are three bedrooms, a lounge, fitted kitchen leading to a dining area with French doors and a first floor bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed rear garden and parking to the front for one vehicle.



Tucked away in the lower part of the development, this modern semi detached house offers three bedroomed accommodation. There is a first floor family bathroom and to the ground floor is a lounge and kitchen/diner with some appliances. The property has a gas fired heating system and this is complemented by double glazing which carries the residue of a warranty. Externally there is a hard standing for one vehicle and an enclosed rear garden with an outbuilding. Situated in a cul-de-sac, the property backs onto an open area for dog walkers etc. From the first floor there are views towards the north coast at the rear elevation.

#### HALLWAY

Covered radiator, tiled floor and a small pane front door.

#### LOUNGE

12'5" x 14'7" (3.80m x 4.46m)

With quality vinyl flooring, an understairs cupboard and a radiator.

#### KITCHEN/DINER

7'10" x 8'2" + 7'11" x 8'0" (2.40m x 2.49m + 2.16m x 2.45m)

With a Howdens floor specially prepared for kitchens. One and a half bowl stainless steel sink unit plus an array of working surfaces having cupboards and drawers beneath plus tiled splash backs. Complementary eye level cupboards and space for white goods. Double oven, a hob and a cooker hood. Window and French doors to the rear.

#### FIRST FLOOR

##### BEDROOM 1

8'7" x 11'9" (2.63m x 3.60m)

Mirror fronted wardrobes, bedside cabinets and cupboards above. Radiator.

##### BEDROOM 2

9'2" x 10'7" (2.80m x 3.23m)

Radiator and an open aspect towards the north coast.

##### BEDROOM 3

6'6" x 8'7" (1.99m x 2.63m)

Double cupboard and a radiator.

#### LANDING

With loft access and an airing cupboard housing a Worcester combi gas boiler.

#### BATHROOM

6'1" x 5'5" (1.86m x 1.67m)

A spa bath plus a vanity basin and a low level wc. Triton shower with a curtain and rail. Ladder radiator and a shaver point.

#### OUTSIDE

There is a hard standing to the front of the property for one vehicle and pedestrian access to the house. The rear garden is well enclosed being quite private and laid to lawn. There is an OUTBUILDING 3.05m x 1.52m (10' x 5') with power connected. Immediately to the rear of the property is a decked area with balustrades.

#### DIRECTIONS

From Redruth town take the main road towards Mount Ambrose and Scorrier. As you descend down the hill into Mount Ambrose turn left into Knights Way. The property will be found at the bottom of the development facing you.

#### AGENTS NOTES

TENURE: Freehold.

COUNCIL TAX BAND: B.

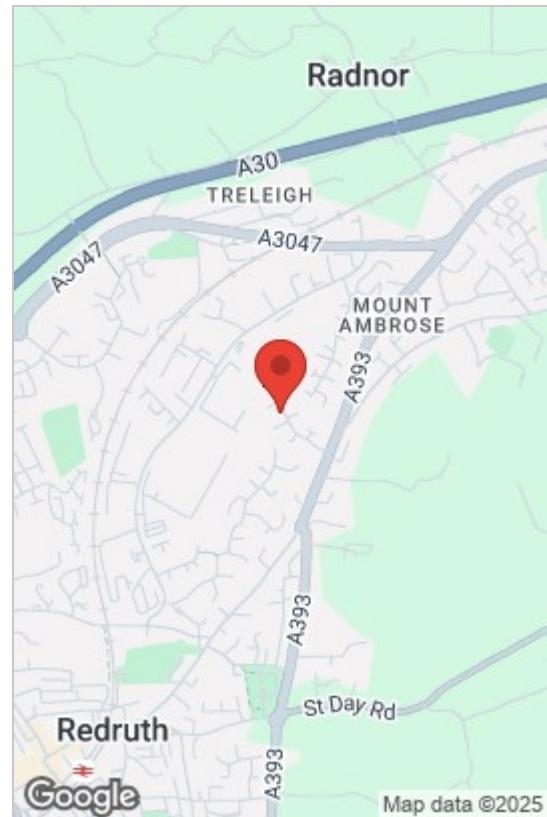
#### SERVICES

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

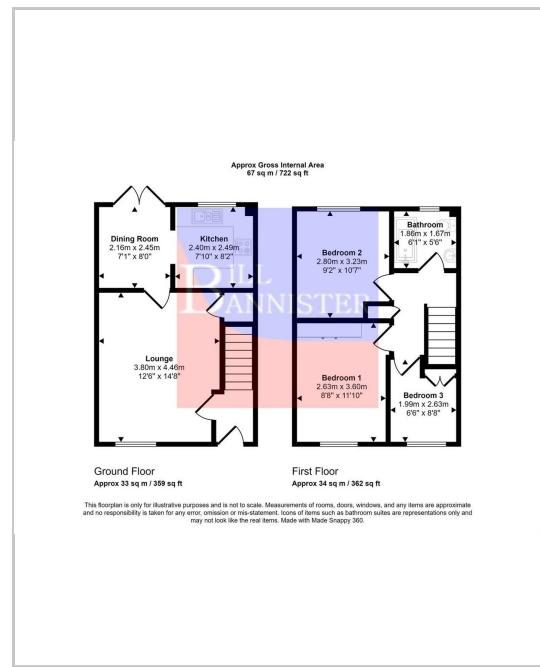
Broadband highest available download speeds - Standard 8 Mbps, Superfast 79 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Likely, O2 Limited, Vodafone Likely (sourced from Ofcom).

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

