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BILL BANNISTER

Sales & Lettings



29 Ballard Estate

Four Lanes, Redruth, TR16 6QL

£239,950



This beautifully presented end of terrace house offers family living accommodation and benefits from far reaching views over open countryside. There are three bedrooms with a first floor shower room, a lounge and a fitted kitchen/diner with integrated appliances opening to a generous conservatory. The property is double glazed and this is complemented by air source heating and the bonus of owned solar panels. Externally there are enclosed gardens to both front and rear, a garage in a block with an EV charging point and a useful workshop.



We are very pleased to bring to market this delightful three bedroom end of terrace property occupying an elevated position in the village of Four Lanes, a great opportunity to own in what is a 'ready to move into' family home. Set back from the road and presented to a very high standard by the current vendors, this end of terrace property comprises a generous entrance porch, living room, a very well equipped, modern kitchen with several integrated appliances adjacent to the dining area which opens into a large conservatory. To the first floor, three bedrooms, all with far reaching views over open countryside, are complemented by a very well presented family shower room. Furthermore, the property benefits from owned solar panels on both sides of the pitched roof and air source heating. Externally, there is a separate garage in a block of three and this includes an electric vehicle charging point. The front garden features a laid to lawn area with a block paved pathway bordering this and an area of mature shrubbery. There is a very useful workshop with power, lighting and the bonus of an electric hob which also serves as a utility room. There is a very low maintenance and enclosed two part rear garden. The village of Four Lanes has a convenience store/Post Office which is within a short walk of the property as are the local primary school and two public houses. Furthermore, the village is located within a three mile drive of Redruth Town Centre whilst Camborne Town Centre is also within four miles. Bus services also give access to Redruth, Camborne, Helston and Falmouth. Further afield, Portreath beach is within twenty minutes by car, as are Tehidy Country Park and Tehidy Golf Club. The delightful Gwithian Beach is around twenty five minutes away.

Aupvc front door with two frosted double glazed panels leading to:

PORCH

7'4" x 4'9" (2.24m x 1.47m)

Upvc double glazed window overlooking the front garden and aspect. Radiator and an internal front door leads to:

HALLWAY

Stairs to the first floor, radiator and a mains smoke alarm. Understairs storage area.

LOUNGE

10'5" x 13'1" (3.19m x 4.01m)

Upvc double glazed window overlooking the front garden and aspect. Radiator and a wood burner set on a marble hearth. Door with frosted glazed panels leads to:

KITCHEN/DINER

16'11" x 10'2" (5.16m x 3.10m)

Door opening to a shelved storage cupboard. Range of eye level and base level storage cupboards and drawers with straight edge granite worktops with upstands. Integrated Bosch electric hob with granite splash back and an integrated Bosch oven and grill below. Extractor hood above and a further integrated AEG microwave/oven and an integrated Neff oven. Integrated fridge and an integrated Bosch dishwasher. Radiator, mains heat alarm and a second storage cupboard with shelved storage space. Stainless steel sink and drainer built into the marble work surface. Double glazed upvc window looking into the conservatory and double glazed patio doors to:

CONSERVATORY

14'4" x 12'0" (4.38m x 3.67m)

Upvc double glazed windows and two radiators. Door leading to the rear garden.

FIRST FLOOR

LANDING

Smoke alarm and a radiator.

BEDROOM 1

9'4" x 12'5" (2.86m x 3.80m)

Radiator below a upvc double glazed window overlooking the front garden and aspect with far reaching views over open countryside towards the north east. Door to a full height storage cupboard housing the heat pump storage cylinder.

BEDROOM 2

10'7" x 10'4" (3.23m x 3.15m)

Radiator below a upvc double glazed window overlooking the rear garden with far reaching views over open countryside towards the south west.

BEDROOM 3

7'4" x 9'9" (2.26m x 2.98m)

Radiator below a upvc double glazed window overlooking the front garden and aspect with far reaching views over open countryside towards the north east. Built-in storage cupboard with hanging space and storage.

FAMILY SHOWER ROOM

7'10" x 5'3" (2.41m x 1.61m)

Low level wc with a built-in cistern and wash hand basin built into a vanity unit. Large shower cubicle with a thermostatic shower and glass sliding doors. Frosted double glazed windows to the rear aspect.

OUTSIDE

To the front of the property there is a SEPARATE GARAGE 2.53m x 5.25m (8'4 x 17'3) in a block of three with an EV charging point, power and lighting, electric up and over door with an external light above the door. To the front a pathway leads up to a gate opening to a block paved pathway leading to the front porch. The block paved pathway borders a laid to lawn area with a border of mature bushes, shrubs and plants with a traditional side wall bordering open countryside. A gate adjacent to the porch leads to the side garden which is block paved with a Mitsubishi Eco Dan air source heat pump. The pathway leads to a fully enclosed rear garden with an astro turf area having a raised border of flowers and mature plants. The garden is split into two areas. There is a WORKSHOP 2.32m x 6.57m (7'7 x 21'7) with an electric up and over door, a high level upvc double glazed window to the side aspect and a upvc pedestrian door having a half double glazed panel. The workshop houses the Tesla solar panel batteries and has work surfaces with an electric hob, space and plumbing for a washing machine and space for a tumble dryer.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, air source heating and a wood burner. Owned solar panels.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

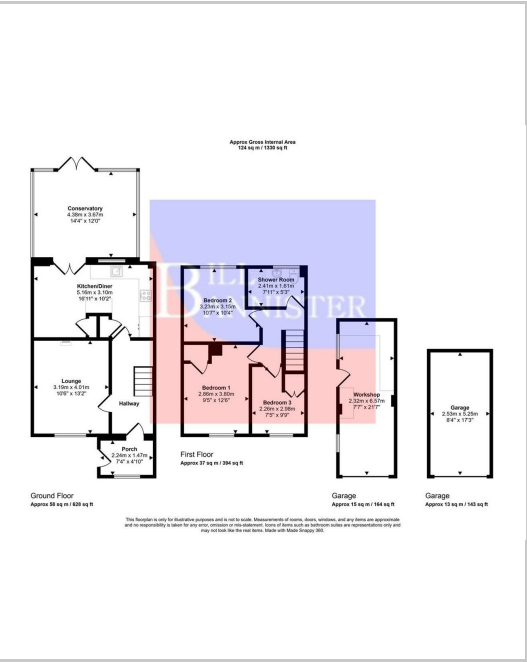
Mobile signal -

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

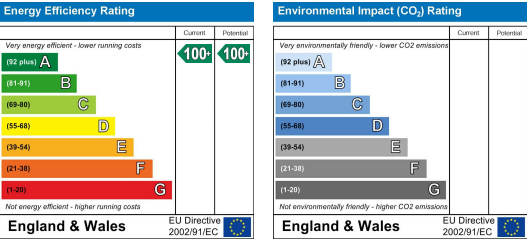
Area Map



Floor Plans



Energy Efficiency Graph



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