

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## Lavender Haze

West Trewirgie Road, Redruth, TR15 2TJ

**£374,950**



Situated in a very popular residential area, this lovely modern detached house benefits from well presented family living accommodation. To the first floor there are three bedrooms with a family bathroom and to the ground floor a lounge with a wood burner leads to a rear sun lounge and there is a kitchen/diner with integrated appliances. The property is double glazed and this is complemented by gas heating. Externally there are well enclosed gardens to both front and rear with driveway parking for two/three vehicles.





We are very pleased to bring to market this warm and welcoming detached three bedroomed family home, set on a good sized plot and built as recently as 2008. The use of traditional materials add to its authentic look enhanced by its position within a popular tree lined residential area of Redruth. Set back from the road and accessed through wooden gates onto a block paved driveway, the property is double fronted, has a balanced and symmetrical look with a raised central front door. Improved by the current vendors, on entry, you will find yourself in an S-shaped hallway with stairs to the first floor. There is a generously sized and convenient downstairs WC. A door opens to the double aspect lounge/living room which has a welcoming wood burner set in a traditional fireplace. French doors open into the rear extension which is double aspect and serves as a delightful sun room, benefiting from its south facing position. The modern kitchen/diner is well presented by the current vendors and includes some integrated appliances. The dining area looks out onto the rear garden. To the first floor, the double aspect master bedroom runs the full depth of the property. The second bedroom is positioned at the front of the house and overlooks the sizeable front garden. The third bedroom is at the rear. All bedrooms are complemented by a family bathroom that includes a thermostatic shower over the bath. Externally, there is a good sized driveway behind wooden gates in front of which there is off road parking for two/three vehicles. There is also a laid to lawn area and a pathway wraps fully around the property giving access to the south facing rear garden which adds interest with its summerhouse and is split level but equally low maintenance with opportunities for feature planting areas. In terms of location, there is a Co-op convenience store within a ten minute walk. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can also be reached on foot in a little over ten minutes as can the main line railway station in the town where there are also bus services to Truro, Falmouth and other destinations. Further afield, Portreath Beach can be accessed in around fifteen minutes by car as can Tehidy Country Park and Tehidy Park Golf Club. The main A30 trunk road is accessible by car within around five minutes or so. There are also many other local towns and beaches which are conveniently accessible.

Upvc front door with decorative obscure double glazed panel opens to:

S SHAPED HALLWAY

Stairs to the first floor and a boxed-in radiator. Door to:

WC

Low level wc and a wash hand basin with a tiled splash back. Radiator below a upvc double glazed window with a frosted glazed feature to the front aspect.

LOUNGE

10'6" x 13'9" (3.21m x 4.20m)

Radiator below a upvc double glazed window overlooking the front aspect. Wood burner set on slate tiles within a traditional open fireplace. Upvc double glazed French doors open to:

REAR SUN ROOM

11'7" x 7'3" (3.55m x 2.22m)

A double aspect room with a radiator and a upvc double glazed window overlooking the rear south facing garden and aspect. Upvc double glazed patio doors lead out to the rear garden.

KITCHEN/DINER

9'10" x 18'0" (3.00m x 5.51m)

Fitted kitchen with a range of eye level and base level storage cupboards and drawers. Sunken stainless steel sink below a upvc double glazed window to the side aspect. L shaped straight edge work surfaces with reflective glass splash backs. Hisense integrated oven and grill, integrated fridge/freezer and an integrated half sized dishwasher. Understairs storage cupboard housing a Worcester boiler with shelved storage. Radiator and upvc patio doors open out to the rear patio.

FIRST FLOOR

LANDING

Quarter landing leading to a split level landing.

MASTER BEDROOM

10'3" x 13'8" (3.13m x 4.17m)

Double aspect room with a radiator below a upvc double glazed window overlooking the front aspect. Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

BEDROOM 2

10'0" x 7'6" (3.05m x 2.30m)

Upvc double glazed window overlooking the front aspect. Radiator and a built-in wardrobe with hanging space and shelved storage. Loft access hatch.

BEDROOM 3

9'9" x 6'10" (2.98m x 2.10m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

FAMILY BATHROOM

6'5" x 6'5" (1.98m x 1.98m)

Low level wc, wash hand basin and a wall mounted towel radiator. Bath with a thermostatic shower over and a concertina glass shower screen. Upvc double glazed window to the side aspect.

OUTSIDE

Double wooden front gates open to a block paved driveway providing parking for up to three vehicles. There is a laid to lawn area with a hedged and fenced border and two garden sheds. There is a fully wraparound pathway with a raised border to the right and an external patio. A pathway leads to a split level low maintenance south facing rear garden with a walled and fenced border. There is a feature planting area and a summerhouse.

DIRECTIONS

From our office in Redruth proceed up West End and take the first turning left into Coach Lane. At the top of Coach Lane bear left into West Trewirgie Road and proceed along where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating & a wood burner.

Broadband highest available download speeds - Standard 20 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

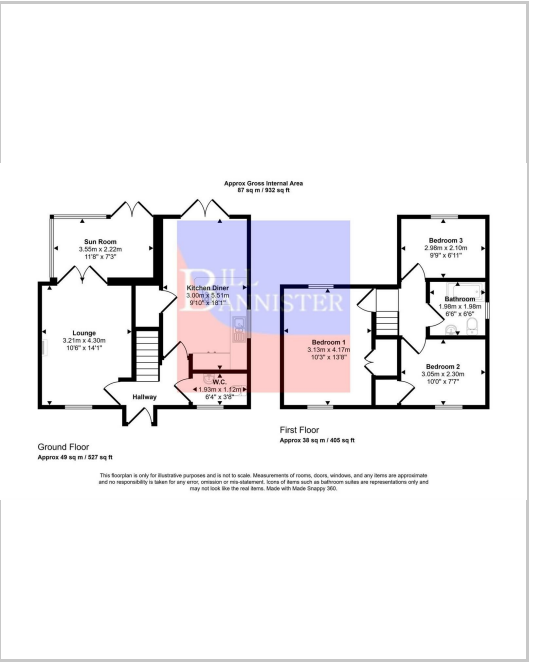
Mobile signal -

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

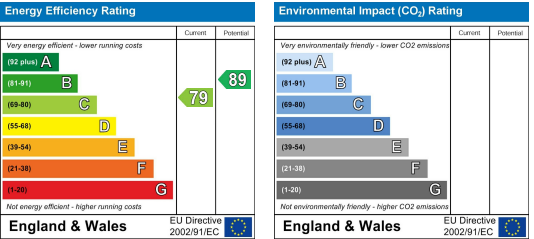
Area Map



Floor Plans



Energy Efficiency Graph



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