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BILL BANNISTER

Sales & Lettings



20 Treseder Close

Scorrier, Redruth, TR16 5ES

£289,950



Offered with the remainder of a 10 year NHBC warranty and the benefit of no onward chain, is this modern well presented family home. There are three bedrooms, the master with an en-suite shower room, a kitchen/diner with integrated appliances, a lounge, a first floor bathroom and the bonus of a ground floor wc. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear with driveway parking for up to two cars.



Offered with no onward chain, we are very pleased to bring to market this modern and bright three bedroomed family house, move in ready and set within a pleasant estate on the outskirts of Redruth, therefore an early viewing is very much recommended. Built in 2020, the property benefits from the remainder of the 10 year NHBC warranty. Set back from the road, on entry you will find a generous sized hallway with the bonus of a downstairs WC. There is a very well equipped shaker style kitchen coupled with a dining area. The kitchen includes the following integrated Bosch branded appliances; fridge/freezer, electric hob with extractor hood, oven and grill and dishwasher. Thereafter, a very pleasant and light lounge/living room overlooks the rear garden. To the first floor, the large master bedroom comes with an en-suite shower room. There is a second double bedroom that has the bonus of far reaching views towards the North Cornish Coast. The third bedroom shares those views and could be re-purposed as a study if so required. The bedrooms are all complemented by a family bathroom that comes with a thermostatic shower over the bath. In terms of location, there is pleasant public open space within a short walk and access is given to other local countryside walks. In terms of amenities, there is a post office/ convenience store along with a public house, all within a ten minute walk. There are also local bus services. Redruth town is within a few minutes drive. Portreath Beach, with its access to the famous South West coastal path, can be reached in under fifteen minutes by car. Slightly further afield, Perranporth and the city of Truro can both be reached in around twenty minutes or less.

Upvc front door with two decorative obscure glazed panels leads to:

HALLWAY

A wide hallway with stairs to the first floor and an understairs storage cupboard. Radiator, mains smoke alarm and a door to:

WC

Low level wc and a wash hand basin with a tiled splash back and mirror above. Radiator, extractor fan and a upvc obscure double glazed window to the front.

KITCHEN/DINER

80" x 16'11" (2.45m x 5.17m)
Fitted with a range of eye level and base level storage cupboards and drawers with straight edge work surfaces. Integrated full height fridge/freezer, integrated Bosch electric hob with a Bosch extractor hood over and a Bosch integrated oven and grill below. Bosch Silence Plus built-in dishwasher. Single stainless steel sink and drainer below a upvc double glazed window overlooking the front garden and aspect. Eye level cupboard housing a Worcester gas boiler. Radiator and a mains EI heat and carbon monoxide alarm.

LOUNGE

14'6" x 10'9" (4.44m x 3.28m)
A radiator below a upvc double glazed window overlooking the rear garden, aspect and views towards the north cornish coast. Upvc double glazed patio doors leading to the rear garden.

FIRST FLOOR

LANDING

Mains smoke alarm and a loft access hatch.

MASTER BEDROOM

14'6" x 8'7" (4.42m x 2.63m)
Two upvc double glazed windows overlooking the front garden and aspect with far reaching views to the south. Radiator and door to:

EN-SUITE SHOWER ROOM

80" x 3'1" (2.46m x 0.96m)
Low level wc, radiator and a wash hand basin with a tiled splash back and mirror above. Shower cubicle with a thermostatic Mira Coda shower with tiled splash back and hinged door. Extractor fan.

FAMILY BATHROOM

8'3" x 4'9" (2.52m x 1.46m)
Radiator, a low level wc and a upvc obscure double glazed window to the side aspect. Bath with a tiled splash back and a Mira Coda thermostatic shower over. Wash hand basin with a tiled splash back and a de-misting mirror above. Extractor fan.

BEDROOM 2

8'4" x 10'2" (2.55m x 3.12m)
Radiator below a upvc double glazed window overlooking the rear garden, aspect and far reaching north westerly views towards the coast.

BEDROOM 3/STUDY

5'11" x 6'11" (1.82m x 2.11m)
Upvc double glazed window overlooking the rear garden, aspect and far reaching views towards the coast.

OUTSIDE

The front garden is primarily laid to lawn split by a slabbed pathway to the front door. There are gravelled borders below the front of the property with mature bushes bordering the property from the pavement. A driveway provides parking for up to two vehicles and a gate leads to the rear garden which has a slabbed patio with a gravel border and a laid to lawn area. There is a GARDEN SHED with power and a single glazed window to the side. The rear garden is fully enclosed with an external light and an external socket.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

Maintenance Charge For Communal Areas £28.35 per calendar month.

SERVICES

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

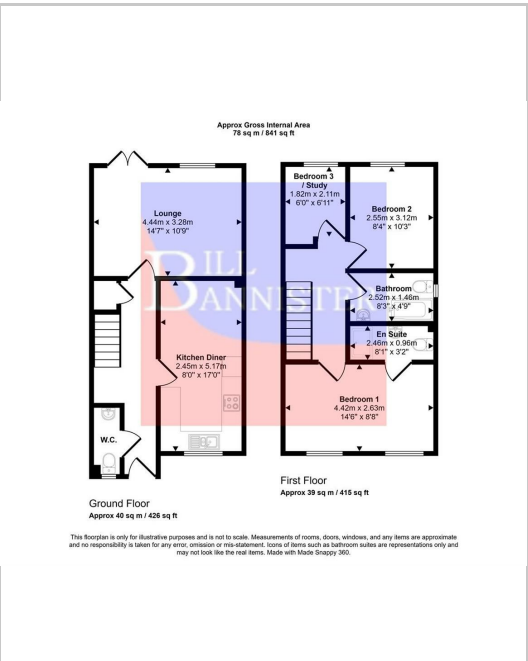
Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

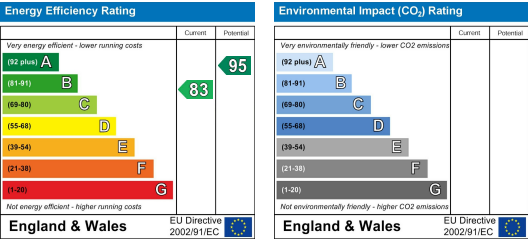
Area Map



Floor Plans



Energy Efficiency Graph



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