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BILL BANNISTER

Sales & Lettings



Forum

Carnkie, Redruth, TR16 6SA

£369,950



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Looking for a modernised three bedroom bungalow, set on a large plot offering privacy and in a quiet rural location yet within easy reach of local towns and amenities? Then look no further as we bring to market this fine example of a non-interconnecting property that has been tastefully modernised by the current vendors and as such, certainly warrants an early viewing. Set on a sizeable plot with delightful front and rear gardens, this bungalow is welcoming, warm and is very well presented. On entry, you will find yourself in the bright triple aspect entry porch. From there, the thoroughly modern kitchen/diner comes with gloss cream/ivory, soft close units accompanied by beech work surfaces and metro tiled splash backs. There are a number of integrated appliances including a fridge/freezer and dishwasher along with a separate island/breakfast bar that features a built-in electric hob with a stainless steel island hood over. From the kitchen, you can access the double aspect lounge/living room which overlooks the front garden and has a multi fuel burner set on a granite hearth within a recessed fireplace with an oak lintel above. Off the kitchen, you will find a rear triple aspect porch that gives direct access to a block paved patio and out into the rear garden. The flow through from the kitchen accesses a T-shaped hallway from which the bedrooms can be accessed. There is a double bedroom at the front of the property with the added bonus of a full length built-in wardrobe with sliding mirrored doors. A second bedroom can also be found at the front of the property. It should be noted that the current vendors have re-purposed the rear bedroom into a 2nd lounge/sitting room which overlooks the decking area of the rear garden courtesy of UPVC French doors. However, new owners may wish to re-purpose it back to a bedroom. The bedrooms are complemented by a very tastefully presented family shower room with a large walk-in shower, fitted with a thermostatic shower. Heating is via electric radiators complemented by double glazing throughout. Hot water is via a Megaflor pressurised cylinder. Externally, the striking frontage is courtesy of a recently replaced front wall. An initial driveway with parking for up to three vehicles leads to electric gates which open onto a secondary driveway, offering further parking for multiple vehicles. There is a double garage come workshop at the rear of the secondary driveway. The front and rear gardens wrap around the property and are a delight and would certainly appeal to those who love their gardens and are looking for generously sized and interesting outdoor space. Carnkie is a favoured residential location as the centre of Redruth is within two miles whilst the centre of Camborne is within four miles. Well placed for both primary and secondary schools, these towns offer a wide range of local amenities including mainline railway services, bus services, supermarkets and other retail stores. With regard to places of interest, Tehidy Country Park, the largest area of woodland in West Cornwall, can be reached in under twenty minutes by car, an area in which you will also find Tehidy Park Golf Club. Furthermore, the coastal village of Portreath, with its beach and

access to the South West Coastal Path, is within a fifteen minute drive. The A30 trunk road is also accessible, being within a ten minute drive. For those who enjoy country walks, within the vicinity is the old Mineral Tramway, the Great Flat Lode and of course, Carn Brea, which is one of the highest points in the county.

Upvc double glazed front door opens into:

ENTRANCE PORCH

4'3" x 7'7" (1.30m x 2.32m)

Triple aspect upvc double glazed porch with a wood panelled ceiling. Internal upvc double glazed front door with two double glazed side panels opens to:

KITCHEN/DINER

15'10" x 10'5" (4.85m x 3.18m)

Range of soft close eye level storage cupboards and base level storage cupboards and drawers with beech straight edge work surfaces. Separate larder cupboard. Baumatic integrated dishwasher. One and a half bowl ceramic sink and drainer below a upvc double glazed window overlooking the rear garden and aspect with metro tiled splash backs. Integrated Indesit double oven and grill, integrated Whirlpool fridge/freezer and a separate island unit/breakfast bar with a Baumatic integrated hob and a stainless steel island extractor hood over. Electric radiator and a upvc twin double glazed panelled door leads to:

REAR PORCH

8'5" x 5'10" (2.57m x 1.79m)

Triple aspect upvc double glazed porch with a upvc double glazed door opening to the rear garden.

LOUNGE

17'4" x 12'9" (5.29m x 3.89m)

Double aspect room with a full length floor to ceiling upvc double glazed window overlooking the front garden and aspect. Radiator and a second full length upvc double glazed window overlooking the side aspect. Multi fuel burner set on a granite hearth with an inset fireplace and oak lintel over.

REAR T SHAPED HALLWAY

Loft access hatch and a door opening to a full height storage room housing a Megaflor pressurised hot water cylinder system and shelved storage. Door to:

REAR SITTING ROOM/BEDROOM 3

10'2" x 8'7" (3.10m x 2.64m)

Upvc French doors with upvc double glazed side panels opening to the rear decking. Electric radiator.

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BEDROOM 1

9'11" x 12'2" (3.03m x 3.73m)

Electric radiator below a upvc double glazed window overlooking the front garden and aspect. Built-in full length wardrobe with mirrored sliding doors, hanging space and shelved storage.

BEDROOM 2

7'0" x 8'7" (2.14m x 2.62m)

Electric radiator below a upvc double glazed window overlooking the front garden and aspect.

FAMILY SHOWER ROOM

8'7" x 6'9" (2.63m x 2.07m)

Fully tiled with a low level wc and wash hand basin set into a vanity unit with a tiled splash back and a de-misting mirror with charging point and glass shelf above. Large walk-in shower with a thermostatic shower having rain head and hand held options plus a glass shower screen. Airvent extractor, wall mounted towel radiator and two upvc obscure double glazed windows to the rear aspect. Electric radiator.

OUTSIDE

To the front of the property the front wall has recently been replaced. A driveway provides parking for three vehicles and leads to electric wooden gates which then open to a secondary driveway with parking for multiple vehicles. A gate opens from the front driveway and steps down to a side patio with open access to the front garden which is primarily laid to lawn with rockery borders of mature plants, shrubs and trees. There is an external light and external socket. A gate opens to the rear garden where there is a raised gravelled area and a rear block paved patio with a raised decking area. Raised slabbed feature with a pergola and a reverse P shaped laid to lawn area with borders of mature plants, shrubs and trees. There is a second external power point and a second external tap and a third external tap. There is also a three pin charger for a short range electric vehicle. At the top of the driveway there is a DOUBLE

GARAGE/WORKSHOP 2.60m x 4.54m (8'6" x 14'11") + 2.83m x 4.42m (9'3" x 14'6") with power and lighting plus a work bench and a partition. The gardens are fully wraparound.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, on into Falmouth Road and up to the five crossroads and traffic lights. Turn right and proceed up Buller Hill turning right sign posted to Carnkie. As you pass through the village turn left opposite the former chapel towards Higher Carnkie and 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 and electric heating.

Broadband highest available download speeds - Standard 23 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



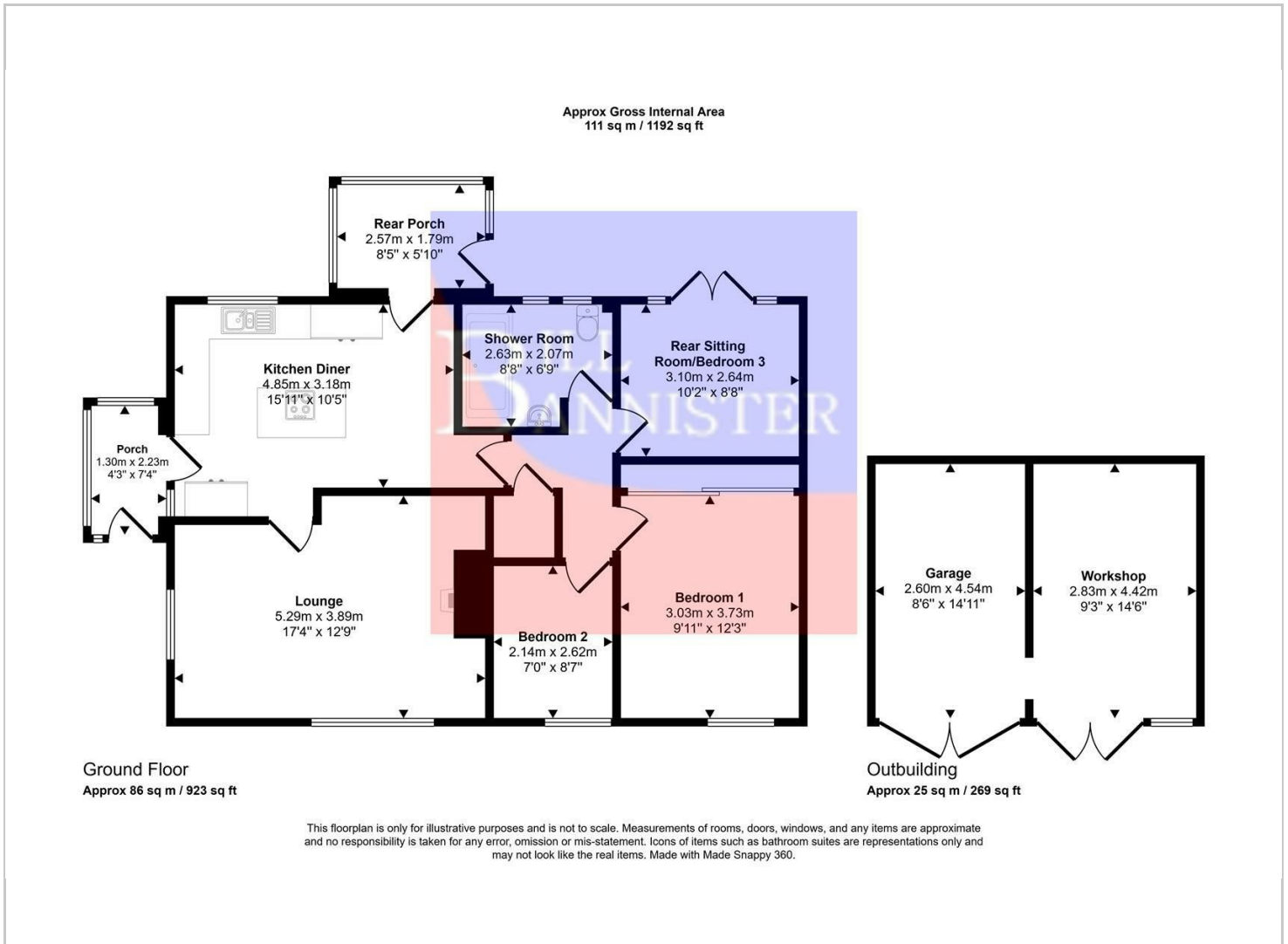
Hybrid Map



Terrain Map



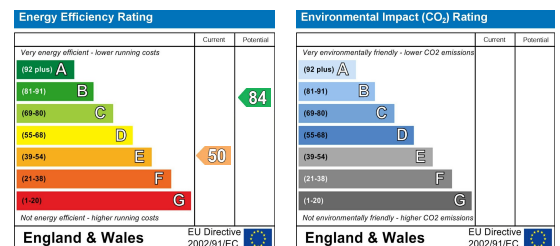
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.