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# BILL BANNISTER

Sales & Lettings



## 13 Albany Road

Redruth, TR15 2HU

**£380,000**



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We are very pleased to bring to market this light and airy three bedroom property, presented on three levels and occupying a position on one of Redruth's most sought after tree lined roads. An early viewing is highly recommended given the rare occurrence of properties becoming available on this road. This is an exceptional and fine example of family home. Warm, welcoming and having been extensively modernised to a very high standard by the current vendors including an external cladding feature on the exposed side wall. Immaculately presented, substantial and retaining several original features, including high ceilings and coving and with exposed wooden flooring in some rooms, the original windows have been replaced but retaining the traditional sash design. There are delightful views to the rear and the south west facing position ensures the back garden is a particular suntrap. Entrance is gained through large antique, double front doors into a staggered hallway with Antico geometric style flooring. The lounge to the front has the aforementioned high ceilings with a central fireplace feature. There is a bedroom to the rear on the same floor that has fabulous views towards the Carn Brea monument in a south westerly direction. Furthermore, there is a full width built-in wardrobe that has the added bonus of a 'hidden' toilet and wash hand basin built into a vanity unit. A switchback staircase with halfway landing and window that throws natural light onto the landing, benefits from the fabulous views. There are two bedrooms to the front of the property and these are complemented by a wonderful, modern, yet with retro features, large family bathroom, a central freestanding bath and large walk-in shower. Returning to the rear of the hallway, a staircase leads down to the lower level. The glass balustrade gives a sense of excitement as you descend towards the wonderful open plan kitchen/diner. Thoroughly modern in style, granite worktops with metro tiled splash backs are fronted by an island unit with integrated gas hob and breakfast bar. There is an integrated double oven and hob with a recess space for a tall fridge/freezer. The open plan style to the dining room certainly provides a great, bright and airy space for family dining and entertaining alike. To the rear of the kitchen, there is the additional bonus of a further shower room that runs the full width of the property.

Externally, the descending rear garden is fully enclosed and low maintenance. A patio area towards the top is a complete suntrap and provides a great extension to the kitchen for alfresco dining. The front of the property is made up of two laid to lawn areas split by a pathway with a central cherry tree feature. A side pathway gives access to the rear of the property. Albany Road is a tree lined avenue leading to Victoria Park with its well known bowling green and club. Trefusis Park, which has a children's play area, is also nearby. The town is within a five to six minute walk and here you will find many amenities, shopping facilities, cafes, public houses, bus services and a main line railway station giving direct access to London Paddington amongst other locations. In terms of the wider area, Carn Marth, the second highest point in Cornwall, is within a thirty minute walk and the A30 trunk road is easily accessible. Further afield, Portreath Beach, with its access to the famous South West Coastal Path, can be reached in under twenty minutes by car whilst both Tehidy Country Park and Tehidy Park Golf Club are within a similar distance. Furthermore, there are many other local beaches and towns which are easily accessible.

Double hinged antique wooden front door with a central opening and a high level clear glazed panel above opens to:

#### HALLWAY

A staggered hallway with a retro radiator and Antico geometric tile effect flooring. Stairs to the first floor and a mains smoke alarm. Upvc sash window overlooking the rear garden and aspect with far reaching views towards Carn Brea and over open countryside. Stairs to the lower ground floor and a door to:

#### LOUNGE

**12'8" x 14'5" (3.88m x 4.41m)**

Original exposed wooden flooring and a upvc double glazed sash window overlooking the front garden and aspect. Coal effect gas fire set on a marble hearth with a wooden fireplace surround. Retro radiator.

#### BEDROOM 1

**8'9" x 12'3" (2.69m x 3.75m)**

Upvc sash window overlooking the rear garden and aspect with wider views towards Carn Brea monument in a south westerly direction. Large full length built-in wardrobe with sliding doors, hanging space and shelved storage. Hidden low level wc with a built-in cistern and a wash hand basin set within a vanity unit.

#### FIRST FLOOR

#### HALF LANDING

Upvc double glazed window overlooking the rear garden and aspect with far reaching views towards Carn Brea.

#### LANDING

A generously sized landing with a radiator, loft access hatch and a mains smoke alarm.

#### BEDROOM 2

**9'11" x 13'3" (3.03m x 4.04m)**

Upvc double glazed sash window overlooking the front garden and aspect. Radiator.

#### BEDROOM 3

**7'0" x 9'3" (2.14m x 2.82m)**

Exposed wooden floor and a upvc double glazed sash window overlooking the front garden and aspect. Radiator.

#### FAMILY BATHROOM

**10'11" x 11'7" (3.33m x 3.54m)**

Low level wc and a wash hand basin. Free standing bath with a free standing tap and shower mixer. Large walk-in shower with a thermostatic shower and metro tiled splash backs. Wainscoating half wood panelled walls and a retro radiator. Upvc double glazed sash window overlooking the rear garden and aspect with far reaching views towards Carn Brea and the north coast. Airing cupboard housing the Worcester boiler with shelved storage. Extractor fan.

#### LOWER GROUND FLOOR

Stairs with a glass balustrade leading from the main hallway to:

#### KITCHEN/DINER

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### KITCHEN AREA

16'7" x 5'3" (5.06m x 1.62m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with granite roll edge worktops. Island unit with an integrated gas hob and a breakfast bar to one side. Single drainer stainless steel sink and drainer with a spring neck tap. Upvc double glazed window overlooking the side aspect behind a deep slate sill. Space and plumbing for a slimline dishwasher plus space and plumbing for a washing machine with metro tiled splash backs. Integrated wine cooler, integrated Bosch double oven and grill plus recess space for a tall fridge/freezer.

### DINING AREA

15'6" x 13'3" (4.74m x 4.06m)

Mains smoke alarm and two exposed brick wall features with recesses each side. Upvc double glazed sash window overlooking the rear garden and aspect set behind a slate sill with far reaching views towards Carn Brea. French doors lead out to a gravelled patio area.

### SHOWER ROOM

16'4" x 3'10" (4.98m x 1.19m)

Low level wc and a wash hand basin with wall mounted taps on a tiled splash back. Wall mounted towel radiator. Step up to a shower enclosure with sliding glass doors and a thermostatic shower. Extractor fan.

### OUTSIDE

To the front there is an original dwarf wall with a wrought iron fence above and a wrought iron gate leads to a pathway to the front door which borders two laid to lawn areas with a Cherry Tree feature. There is a pathway to the rear of the property. The rear garden has a gravelled patio area and a pathway to access the front with Cedral cladding to the exposed wall. External tap and an external light. The rear garden is descending with two laid to lawn areas having borders of gravel. There is a brick built outbuilding and two sheds with lighting and power. A pathway leads to a gate accessing the rear shared access road. There are traditional walled borders with internal borders of mature plants, shrubs and trees. The traditional walls have fenced top halves. Further outside light.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Turn left into Treruffe Hill and at the junction go straight over into Heanton Terrace. Take the first turning right into Albany Road 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 mains gas heating.

Broadband highest available download speeds - Standard 19 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



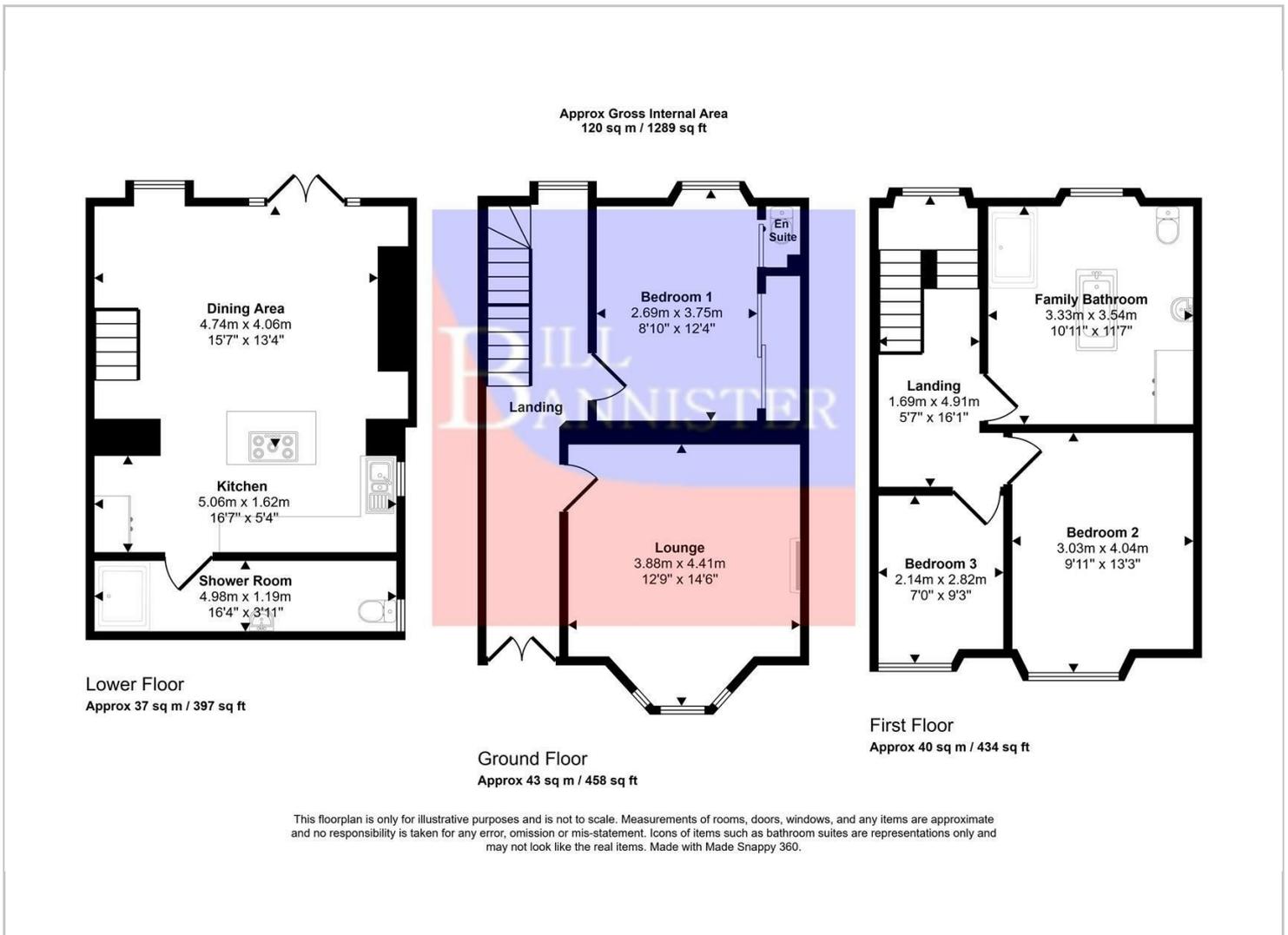
## Hybrid Map



## Terrain Map



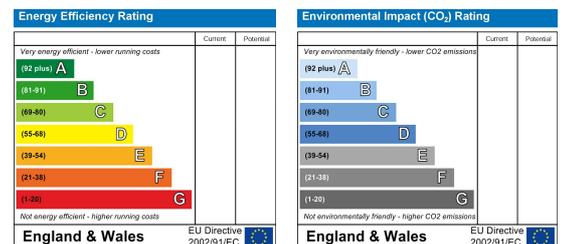
## Floor Plan



## 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.