



Crandale, 1 Gilly Fields

Redruth, TR15 2TF

Guide Price £279,950



Situated in a popular residential location, this detached dormer bungalow sits on a lovely mature plot and is offered for sale with no onward chain. Now in need of some modernising and updating the property benefits from a good size lounge leading to a separate dining room, a kitchen, a utility room, a wc and a ground floor bedroom plus two bedrooms to the first floor together with a family bathroom. The property is double glazed and this is complemented by gas heating. Externally, in addition to the well stocked and enclosed gardens there is a good sized garage and driveway parking for three vehicles.



Offered for sale with no onward chain is this three bedroomed dormer bungalow set back from the road, on a good sized plot and enjoying delightful, elevated views to the rear. Set within a pleasant cul-de-sac, the property is in a sought after area and within walking distance of the local nursery and infants school as well as Redruth town centre. In need of some modernisation, this property would make an ideal family home. It is spacious and airy, from a generous hallway on entry, through to the double aspect lounge/living room that runs the full depth of the house, allowing lots of natural light to flood in. An interconnecting dining room joins the lounge with the hallway which in turn, gives access to the kitchen which is in a partial U-shaped format. There is a very useful utility room, with a separate toilet, from the kitchen which gives access to both the front and rear of the property. There is a bedroom off the hallway on the ground floor with a built-in wardrobe and to the first floor, there are two further good sized bedrooms, one of which enjoys far reaching views of Carn Marth, the second highest point in the county, whilst the other enjoys elevated views over the town and towards the North Cornish coast beyond. The family bathroom is also found on the first floor. Externally, a degree of privacy is achieved through a front hedged border. The front garden is south west facing and is a primarily laid to lawn garden with mature shrubbed borders. The adjacent driveway offers parking for three cars and this leads down to a single garage with an electric up and over door. Access to the rear garden is adjacent to the garage. This is laid to lawn with a diagonal pathway through the middle and borders of mature shaped hedging at the rear. There is a traditional walled border to one side and a block built wall to the other. Location wise, for local amenities, Redruth town centre is within walking distance or a short drive and has both independent and chain shops, cafes, a cinema and public houses. A main line railway station gives links to London and bus services to Truro and Falmouth and is also within walking distance. Further afield, Portreath Beach, on the North coast, with its access to the South West Coastal Path is within fifteen minutes drive as is Tehidy Country Park, the largest area of woodland in West Cornwall and many other local beaches and attractions are also accessible. Furthermore, there is access to a number of countryside walks and Carn Brea can be reached on foot via Carn Brea village.

Upvc front door with two obscure double glazed panels and two obscure double glazed side panels opens to:

HALLWAY

Stairs to the first floor. Radiator and an intruder alarm board to the left. Door to:

LOUNGE

11'10" x 22'0" (3.61m x 6.72m)

A dual aspect room with a radiator below a upvc double glazed window overlooking the front garden and aspect. Coal effect gas fire set on a slate hearth with a wooden surround. Further radiator below a upvc double glazed window overlooking the rear garden and aspect with far reaching views over the town and towards the north Cornish coast. Sliding double doors with obscure glazed panels open to:

DINING ROOM

8'11" x 9'2" (2.74m x 2.80m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching views towards the north Cornish coast. A radiator and a door returning to the hallway.

BEDROOM 3

11'3" x 7'10" (3.44m x 2.40m)

Upvc double glazed window overlooking the front garden and aspect. Radiator and doors open to a built-in wardrobe with hanging space and shelved storage.

KITCHEN

8'7" x 11'8" (2.62m x 3.57m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces and a one and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect with elevated views over the town and far reaching views towards the north Cornish coast. Space for a gas cooker and space for further white goods. Door opens to a full height pantry cupboard and door to:

UTILITY ROOM

Housing a Worcester boiler, space and plumbing for a washing machine and space for a tumble dryer. High level upvc double glazed window overlooking the rear garden and aspect. Door to:

WC

Low level wc and a upvc double glazed window to the side aspect. Upvc door with a fully obscure double glazed panel leading to the rear garden and a upvc door with a fully obscure double glazed panel leading to the front garden.

FIRST FLOOR

LANDING

Loft access hatch and a door opening to a storage cupboard housing a hot water cylinder with slatted shelving above.

BEDROOM 1

11'10" x 11'7" (3.62m x 3.55m)

Radiator below a upvc double glazed window overlooking the side aspect benefiting from far reaching views towards Carn Marth and over the town.

BEDROOM 2

11'5" x 11'10" (3.49m x 3.62m)

Radiator below a upvc double glazed window overlooking the side aspect and the town with far reaching views towards the north Cornish coast. Low level loft access hatch. Door opens to a storage cupboard with hanging space and shelving. Further low level loft access hatch door.

FAMILY BATHROOM

6'4" x 5'3" (1.95m x 1.62m)

Fully tiled with a low level wc and a wash hand basin with a mirrored medicine cabinet above. Bath and a upvc obscure double glazed window to the rear aspect.

OUTSIDE

To the front there is a low level wall and a pedestrian access to the side opening to a pathway to the front of the property. A driveway provides parking for three vehicles and leads to a SINGLE GARAGE 3.75m x 7.14m (12'4 x 23'5). The front garden is laid to lawn with a mature hedging border to the front and side borders of mature plants and shrubs. To the rear there is a pathway that runs across the rear of the property with an external tap and an external light. Steps lead up to the rear utility room and there is a block built coal bunker. A diagonal path splits a laid to lawn area which has a rear border of mature hedging and shrubs. There is a traditional walled border to one side that runs the full length of the plot and a block built border to the other side.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn right under the bridge into Trewirgie Hill. At the top of the hill bear left, proceed past the school and the property will be found on the left 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 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

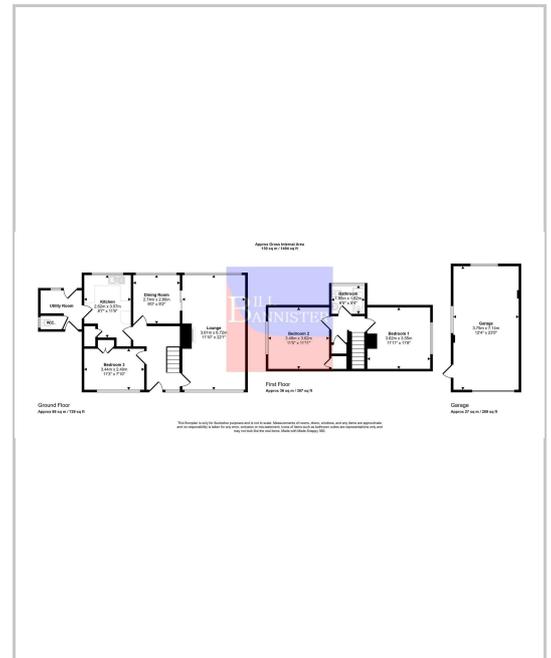
Mobile signal -

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

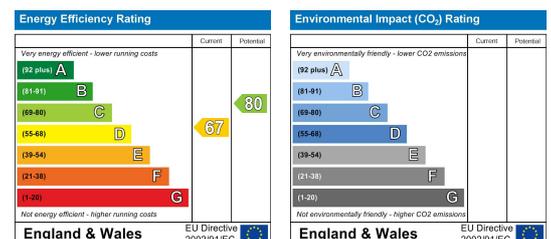
Area Map



Floor Plans



Energy Efficiency Graph



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