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# BILL BANNISTER

Sales & Lettings



## Nevada, 10 Park Road

Redruth, TR15 2JD

**£375,000**





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Well screened from the road by high hedging, Nevada is a substantial detached house offering plenty of family accommodation. To the first floor there are three bedrooms, a family bathroom and a separate wc. From the back elevation views are enjoyed towards Portreath. A ground floor porch opens into a hallway with what appears to be an original mosaic tiled floor and there is also a fine sweeping staircase. There are two reception rooms, both with wood fire surrounds and the property has double bays. There is a ground floor cloakroom and the kitchen/breakfast room is very well appointed having storage facilities and appliances. Heating is via a gas fired system with a replacement boiler and this is complemented by double glazing. Most bulbs have also been replaced with LED's. Externally one will find a low maintenance finish to the house, it is situated on a generous corner site and has two areas of lawn. Parking is provided for several vehicles and there is also a garage. To the rear is a very private and well enclosed patio area ideal for taking full advantage of the summer sunshine. It is situated on the corner of the ever popular tree lined Albany Road being handy for Victoria Park and the town is within approximately a quarter of a mile.

## ENTRANCE PORCH

Upvc double glazed door leading to:

## HALLWAY

Focusing on a fine sweeping staircase to the first floor and an attractive tiled floor which would appear to be original. Understairs cupboard and a radiator.

## LOUNGE

**15'11" x 13'10" (4.86m x 4.23m)**

With a bay window and a focal point wooden fire surround with inset tiling, a slate hearth and a gas fire. Dado rails and a radiator.

## DINING ROOM

**12'11" x 10'11" (3.96m x 3.33m)**

Radiator and wood fire surround with a gas point.

## KITCHEN/BREAKFAST ROOM

**12'9" x 12'2" (3.89m x 3.73m)**

Very well appointed and having a one and a half bowl stainless steel sink unit and a mixer tap. Plenty of working surfaces are provided with tiled backs and include an oven, hob, dishwasher, fridge and deep freeze. There is also an open larder cupboard with shelving and eye level units incorporating a cooker hood. A light and pleasing dual aspect room with a wall mounted Vaillant gas combi boiler. Spot lighting.

## REAR HALLWAY

With a upvc double glazed door to the outside.

## CLOAKROOM

Wash hand basin with a tiled splash back and a low level wc.

## BEDROOM 4

**12'4" x 9'6" (3.76m x 2.91m)**

With an enclosed radiator having shelving above and a pine floor.

## FIRST FLOOR

### BEDROOM 1

**13'7" x 10'11" (4.15m x 3.33m)**

A dual aspect room with a radiator.

### BEDROOM 2

**13'10" x 13'9" into the bay (4.24m x 4.20m into the bay)**

With a radiator.

### BEDROOM 3

12'2" x 10'1" (3.71m x 3.09m)

With a radiator and a view towards Portreath over the giant golf ball.

### BATHROOM

With three walls tiled having a panelled bath with a mains shower and a screen. Pedestal wash hand basin, a radiator and spot lighting.

### SEPARATE WC

With a low level suite.

### OUTSIDE

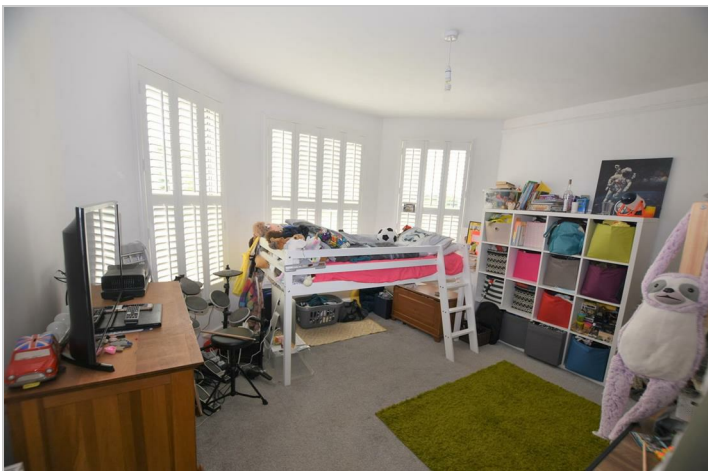
17'0" (5.20)

There is a GARAGE 4.71m x 5.20m (15'5 x 17') with an up and over door and patio doors to the rear. There are enclosed and quite private gardens to the front and side sweeping round to a driveway providing parking for several vehicles. To the rear is a well enclosed and quite sheltered patio area ideal for the summer sunshine and would be a good spot for a fire pit or barbeque.

### DIRECTIONS

Passing Redruth railway station on your left hand side turn left under the iron bridge into Bond Street. Pass St

Andrew's Church into Clinton Road and at the staggered crossroads turn left into Park Road and the property will be found at the junction on your left hand side.



## Road Map



## Hybrid Map



## Terrain Map



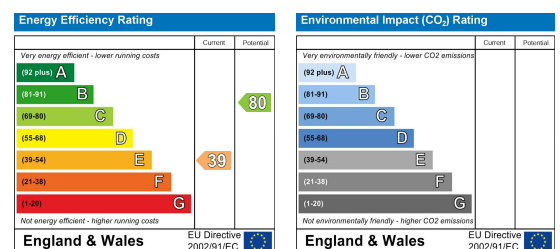
## Floor Plan



## 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



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