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BILL BANNISTER

Sales & Lettings



5 Park Road

Redruth, TR15 2JF

£384,950



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We are very pleased to bring to market this light and airy four bedroom, two reception roomed property that also comes with the added benefit of a shower room on the ground floor in addition to the first floor family bathroom. Occupying a prime position within one of Redruth's most sought after areas, this warm and charming home is very well presented by the current vendors. A large house retaining several original features, including high ceilings and coving and delightful Victorian geometric floor tiles throughout the entrance vestibule and hallway, will provide substantial family accommodation and as such, an early viewing is highly recommended. A very useful entrance vestibule gives way to an internal front door opening into the hallway with stairs to the first floor. The first reception room at the front of the property has a recently fitted inset multi fuel burner set on a granite hearth. The rear reception room has a traditional fireplace set on a slate hearth. From the hallway, access is gained to a superbly presented kitchen/breakfast room, ideal for both family dining and entertaining and which includes a good range of storage cupboards and drawers. There are some integrated appliances including a dishwasher, a full height fridge and a full height freezer. The kitchen leads onto a very useful rear utility area which in turns accesses the ground floor shower room. Returning to the kitchen, access is gained to the double aspect sun room which links the property to the rear garden. A switchback staircase leads to the first floor split level landing which gives access to the four bedrooms, three of which are doubles. The bedrooms are complemented by a very stylish family bathroom with a bath and separate shower cubicle with a thermostatic shower. Externally, the low maintenance rear garden is south facing and as such benefits from its favourable position. There is a good sized garden shed and a very useful log store. The decorative slabbed patio links to the side pathway which access the front garden which is again low maintenance and bordered by high hedging to one side offering a degree of privacy. From the front there are also far reaching views towards the Carn Brea monument. In terms of location, there are two parks/recreational areas within a short walking distance, one of which, Victoria Park is home to Redruth Bowling Club. Furthermore, there is a Co-op convenience store and a fish and chip shop with restaurant also within walking distance. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can also be reached on foot within fifteen minutes or so or via a short drive. The main line railway station in the town where there are also bus services to Truro, Falmouth and other destinations, is also similarly accessible. Further afield, Portreath Beach can be accessed in under twenty minutes by car as can Tehidy Country Park and Tehidy Park Golf Club. The main A30 trunk road is just over a mile distant. There are also many other local towns and beaches which are conveniently accessible. In addition, this is a popular area giving access to Carn Marth, the second highest point in Cornwall, which can be reached in around twenty five minutes on foot, offering countryside walks with far reaching views from coast to coast.

Upvc front door with obscure double glazed decorative feature and a clear double glazed panel over opens to:

ENTRANCE VESTIBULE

4'1" x 3'10" (1.25m x 1.18m)

Internal front door with a clear glazed surround opens to:

HALLWAY

Stairs to the first floor with three understairs storage cupboards, mains smoke alarm and a radiator. Door to:

LOUNGE

12'0" x 14'6" (3.66m x 4.42m)

Upvc double glazed bay window overlooking the front garden and aspect with a radiator below. An inset multi fuel burner on a granite hearth. Second radiator.

DINING ROOM

10'5" x 12'6" (3.20m x 3.82m)

Wooden framed secondary double glazed window overlooking the rear sun room. Radiator and built-in bookcases with storage cupboards below. Traditional fireplace with a slate hearth.

KITCHEN/BREAKFAST ROOM

10'0" x 18'3" (3.07m x 5.58m)

Radiator below a wood framed window with secondary double glazing overlooking the sun room and side aspect in a deep sill with a radiator below. Shelved understairs storage cupboard. The kitchen is fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with straight edge work surfaces. Separate island unit with storage cupboards and drawers with a straight edge work surface. One and a half bowl ceramic sink and drainer with metro tiled splash backs. Integrated Lamona dishwasher plus space for a free standing electric cooker and grill with an integrated extractor hood over. Full height integrated fridge and a full height integrated freezer. Mains carbon monoxide alarm. Door with full double glazed panel opens to:

SUN ROOM

5'4" x 14'10" (1.63m x 4.54m)

A double aspect room with a radiator and a upvc door with a clear double glazed panel opens to the south facing rear garden. Upvc double glazed windows throughout overlooking the rear garden and side aspect.

UTILITY ROOM

6'2" x 5'2" (1.88m x 1.60m)

A double aspect room with a upvc double glazed window overlooking the side aspect and a upvc double glazed window overlooking the rear garden. Viessmann boiler. Eye level and base storage cupboards with roll edge work surfaces. Space and plumbing for a washing machine. Door to:

SHOWER ROOM

Low level wc and a wash hand basin with a tiled splash back and mirrored medicine cabinet above. Upvc obscure double glazed window to the rear aspect and a radiator. Full width shower cubicle with a Mira Jump electric shower and sliding glazed doors. Wall mounted towel radiator.

FIRST FLOOR

Tel: 01209 210333

SPLIT LEVEL LANDING

Loft access hatch and a PIV unit. Radiator to the rear landing.

BEDROOM 1

9'10" x 15'7" (3.00m x 4.77m)

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

BEDROOM 2

10'6" x 10'7" (3.22m x 3.24m)

Upvc double glazed window overlooking the rear garden and aspect. Traditional fireplace with a slate hearth. Radiator.

BEDROOM 3

10'2" x 10'9" (3.10m x 3.30m)

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

BEDROOM 4

6'1" x 9'4" (1.87m x 2.86m)

Tilt opening upvc double glazed window overlooking the front garden and aspect. Radiator.

FAMILY BATHROOM

6'5" x 6'8" (1.97m x 2.04m)

Low level wc with a built-in cistern. Wash hand basin built into a vanity unit with aqua board splash back and mirrored medicine cabinet above. Bath with aqua board splash back. Shower cubicle with a Mira Coda thermostatic shower, aqua board splash back and a hinged glass door. Upvc obscure double glazed window set in a deep sill to the side aspect. Wall mounted designer towel radiator.

OUTSIDE

To the front there is a wooden entrance gate with a one third split opening to a concreted area. A step up leads to a pathway leading to the front door with an external light. The pathway splits raised gravelled areas with a hedging border to one side and a traditional walled border to the other. The sun room leads out to the rear decorative slabbed patio with a raised planting feature bordering a laid to lawn area. The rear garden is fully enclosed with

traditional walled borders, a second raised planting area and a raised decking feature. There is a useful log store with a slate top, an external tap and a LARGE GARDEN SHED 3.16m x 2.13m (10'4 x 7') on a raised plinth with an outside light. A decorative slabbed pathway and a gate gives access to the front of the property.

DIRECTIONS

Passing Redruth railway station on your left, at the traffic lights go under the iron bridge into Bond Street which then leads into Clinton Road. Proceed past St Andrews Church and turn left into Park Road. At the crossroads go straight ahead and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

Please note that under the Estate Agents Act 1979, the vendor is a 'connected person'.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating & multi fuel stove.

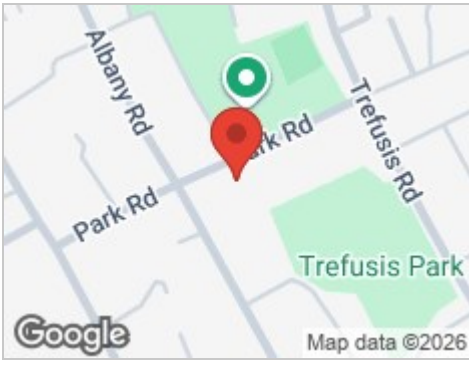
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



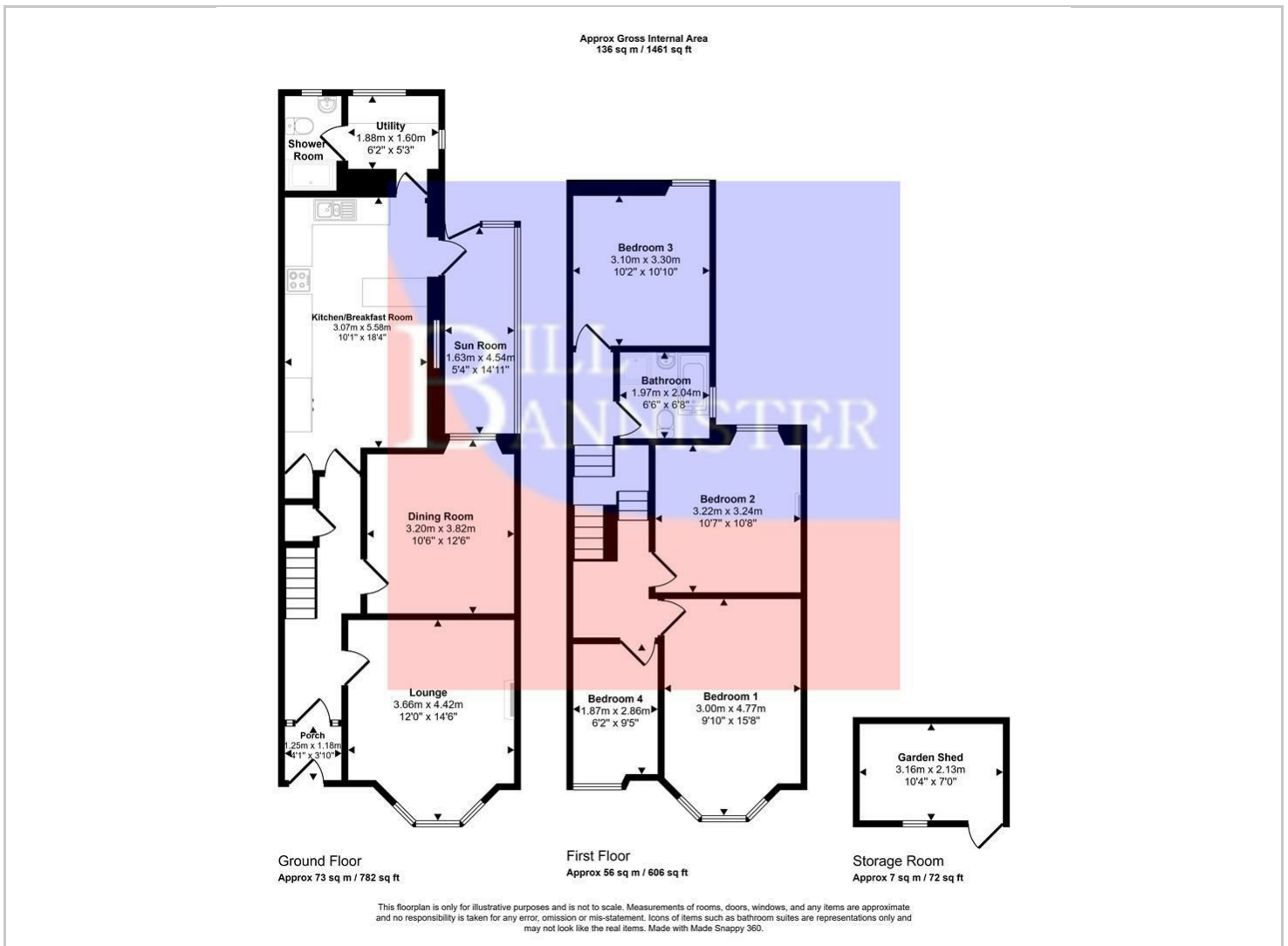
Hybrid Map



Terrain Map



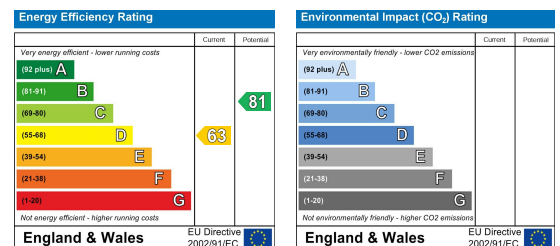
Floor Plan



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.