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Sales & Lettings



44 Carknown Gardens

Redruth, TR15 2LG

£259,950



Situated in a popular residential location, this modern semi detached bungalow offers very well presented accommodation. It benefits from two bedrooms, a lounge/diner with patio doors to the rear garden, a fitted kitchen and a remodelled bathroom. The property has gas fired heating and this is complemented by triple glazed windows. Externally there is driveway parking leading to a garage and a lovely mature well enclosed rear garden.



An early viewing is recommended as we bring to market this immaculately presented and very much 'ready to move into' two bedroomed bungalow on the outskirts of Redruth. Internally, the property benefits from a generous hallway that accesses all the living areas within. A neat and tidy fitted kitchen which includes integrated cooking appliances has a range of eye level and base level storage cupboards and drawers. Furthermore, there is a Worcester Bosch boiler, fitted two years ago, that has a transferrable warranty with approximately eight years remaining (subject to T's & C's). The lounge/living room/diner has a pleasant outlook over the rear garden through patio doors that lead out to the rear garden. Due to the slightly elevated position, the main bedroom at the front has views towards open countryside to the South West and has the benefit of a built-in double wardrobe with sliding doors, shelving and hanging space. Bedroom two, also towards the front of the property, is afforded the same views. Both bedrooms are complemented by a well presented family bathroom, recently renovated to a very high standard by the current vendors. Externally to the front, there is a large, shared driveway with parking for up to three vehicles alongside a stretch of garden laid to lawn. The driveway leads to a single garage which has an alarmed electric roller door whilst further power and lighting is available, along with a fitted worktop/workbench. To the rear, due to this bungalow occupying a corner plot, the garden is particularly spacious, fully enclosed and private. A laid to lawn area is bordered by raised beds of hardy tropical plants and mature bushes and will certainly appeal to those with green fingers so to speak. A gravel pathway gives access to the side door of the garage and leads round to a further gravelled area with a garden shed. Located on the outskirts of Redruth, we consider this to be a convenient location with a five minute car journey or twenty minute walk to reach the town centre and around two miles to access the A30 trunk road. Redruth town offers a range of local amenities with shops, cafes and schools. A main line railway and bus services are also located in the town centre. Further afield, the property is around ten miles from Falmouth and within twelve miles of Truro. Carn Marth, the second highest point in Cornwall, can be accessed on foot, offering countryside walks with far reaching views from coast to coast.

Upvc front door with two obscure triple glazed panels opens to:

L SHAPED HALLWAY

Loft access hatch, a mains smoke alarm, a radiator and a full height storage cupboard with slatted shelving. Door to:

KITCHEN

8'3" x 9'6" (2.53m x 2.90m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Integrated AEG gas hob with an extractor hood over and an integrated Hotpoint oven and grill below. Stainless steel sink and drainer below a triple glazed upvc window overlooking the rear garden and aspect. Space and plumbing for a washing machine and space for a tall fridge/freezer. Radiator and a Worcester boiler with a Greenstar filter system.

LOUNGE/DINER

15'5" x 10'3" (4.72m x 3.14m)

Radiator and upvc double glazed patio doors leading out to the decked patio and rear garden.

BEDROOM 1

11'6" x 10'8" (3.51m x 3.27m)

Upvc triple glazed window and deep sill with far reaching views over open countryside in a south westerly direction. Radiator and a built-in double wardrobe with hanging space and shelved storage.

BEDROOM 2

9'2" x 9'4" (2.81m x 2.85m)

Upvc triple glazed window with far reaching views over open countryside towards the south west. Radiator.

FAMILY BATHROOM

7'0" x 6'1" (2.15m x 1.87m)

Fitted to a high standard with a low level wc and a wash hand basin with built-in drawer storage and demister mirror above with a heating element set on top of a porcelain tiled splash back. Bath with a concertina glass shower screen, mixer tap with a shower head, overhead rain shower and a porcelain tiled splash back. Obscure triple glazed window to the side aspect with designer towel radiator below. Expelair extractor.

OUTSIDE

To the front there is a shared access driveway for numbers 40, 42, 44 and 46 providing parking for up to three vehicles and leads to a SINGLE GARAGE 2.67m x 5.47m (8'9 x 17'11) with an electric roller door, power, lighting, a upvc obscure double glazed panelled pedestrian door and a fixed work bench. A pathway splits gravel borders to the front door under a canopy with a light above. A gate leads to the rear with a decked patio outside the patio doors. The rear garden is fully enclosed and private being mainly laid to lawn with raised borders of slate with a mixture of hardy tropical plants and mature bushes. A gravel pathway leads to the side access door to the garage and leads to a gravelled area to the rear of the garage where there is a garden shed. External tap.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and at the mini roundabout turn left into Sandy Lane. Take the second turning left into Carknown Gardens and then first right into the cul-de-sac where the property will be found in the top right hand corner.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 8 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

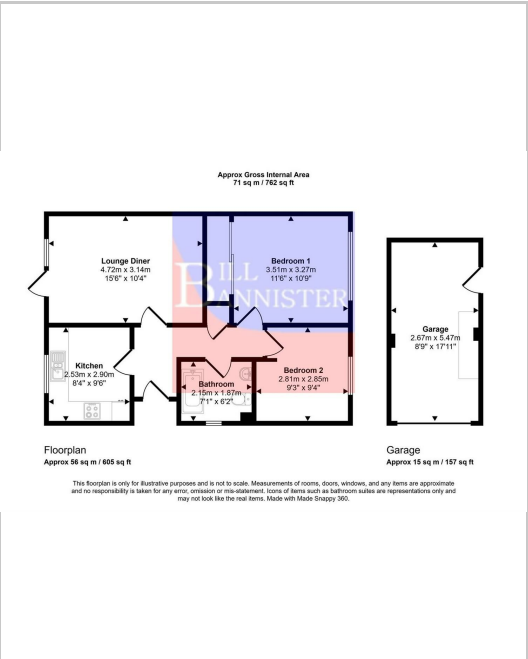
Mobile signal -

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

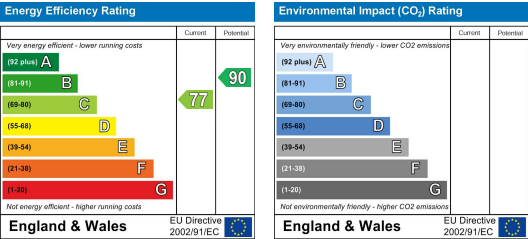
Area Map



Floor Plans



Energy Efficiency Graph



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