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Sales & Lettings



Montrose, 1 Clijah Croft, Wheal Trefusis

South Downs, Redruth, TR15 2NR

Guide Price £499,950



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We are very pleased to offer for sale this truly substantial four bedroom, three bathroom detached bungalow that has a delightful internal layout and is situated in a quiet cul-de-sac location within one mile of Redruth town centre. Internally much is to be lauded about the living space and facilities available, therefore an early viewing is highly recommended. Two of the four bedrooms each have the benefit of en-suite facilities and there is a generous sized family bathroom to complement two further well proportioned bedrooms. The reception room offers a marvellous outlook onto a patio area with a circular feature and the well manicured lawns which are sure to delight those with green fingers. The conservatory further replicates the outlook across towards a summerhouse which is sited at the end of a meandering pathway in the corner of this delightful garden. A large and well equipped kitchen/diner is further complemented by a galley utility room which offers access to the conservatory and an integrated single garage. Externally, to the front of the property a wooden stable gate opens onto a long driveway which offers parking for multiple vehicles and divides two further laid to lawn gardens bordered by areas of mature bushes, plants and shrubs.

Upvc glazed panel exterior front door leading to:

ENTRANCE PORCH

With a stone tiled floor and an obscure double glazed panelled interior front door with decorative obscure glazed side panel leading to:

ENTRANCE HALLWAY

Radiator and a smoke alarm.

DINING ROOM

10'1" x 10'0" (3.08m x 3.07m)

Double glazed window overlooking the front aspect with a radiator below. Wood panelled French doors leading to:

KITCHEN/DINER

13'3" x 10'4" (4.05m x 3.16m)

Radiator and a tall storage cupboard compatible for a fitted fridge/freezer. Upvc double glazed window overlooking the front aspect. Neff built-in dishwasher, Leisure Cookmaster Range electric oven and five way gas hob with extractor over and a stainless steel splash back. Stainless steel one and a half bowl sink and drainer with a mixer tap and tiled splash back. A very

comprehensive range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Door leading to:

UTILITY ROOM

4'11" x 14'3" (1.51m x 4.36m)

A galley style room housing a range of eye level and base level storage cupboards and drawers. One and a half bowl composite sink and drainer with mixer tap. Plumbing for white goods. Upvc two panelled clear double glazed door with a side window leading to:

CONSERVATORY

9'6" x 5'8" (2.90m x 1.75m)

Carpeted with upvc obscure double glazed door to the garage.

LOUNGE

18'8" x 14'2" (5.71m x 4.34m)

Radiator, stone fireplace with a wooden shelf surround and a clear double glazed door with side panels leading out onto the patio and rear garden. Obscure glazed panelled door leading to hallway.

BEDROOM 2

9'10" x 12'6" (3.00m x 3.82m)

Fitted wardrobe with mirrored sliding doors, hanging space and storage area above. Upvc double glazed window overlooking the rear aspect with radiator below. Door leading to secondary hallway and door leading to:

EN-SUITE

6'8" x 4'9" (2.05m x 1.45m)

Fully tiled with a low level wc and a wash hand basin with glass shelf and fitted mirror above. Enclosed corner shower with Mira thermostatic shower. Obscure double glazed window with a top opening to the rear aspect. Expelair extractor fan.

INNER HALLWAY

Airing cupboard with sliding wooden doors, hanging space with shelving and housing a Vaillant boiler. Door to:

BEDROOM 1

9'8" x 12'2" (2.96m x 3.73m)

Upvc double glazed window overlooking the rear patio with a radiator under. Door to:

EN-SUITE

4'9" x 7'11" (1.47m x 2.43m)

Wall mounted towel radiator and fitted mirror. Wash hand basin with a built-in vanity unit below and a low level wc. Corner shower cubicle with a Mira thermostatic shower. Upvc obscure glazed window to side aspect.

FAMILY BATHROOM

6'6" x 6'9" (1.99m x 2.07m)

Fully tiled with a wall mounted towel radiator and a low level wc. Upvc double glazed window with obscure glazing to the side aspect. Wash hand basin with glass shelf and fitted mirror above. Corner bath with a Mira thermostatic bath/shower mixer tap and shower screen.

BEDROOM 3

9'8" x 11'11" (2.96m x 3.65m)

Upvc double glazed window overlooking the front aspect with a radiator below. Built-in wardrobe with mirrored sliding doors.

BEDROOM 4

9'10" x 9'7" (3.02m x 2.94m)

Upvc double glazed window overlooking the front aspect with a radiator below.

OUTSIDE

A wooden field gate leads to a driveway with ample parking splits two lawned areas with borders of mature plants and shrubs. There is a SINGLE GARAGE 3.40m x 7.38m (11'2 x 24'3) with an electric garage door and a upvc door overlooking the rear garden. A further wooden field gate leads to the rear enclosed garden. There is a patio area with defined borders and being mainly laid

to lawn split by a slabbed pathway leading to a SUMMERHOUSE 3.50m x 2.90m (11'5 x 9'6) carpeted with power and lighting. There are borders of mature bushes, shrubs and plants plus a secondary patio area with a central oval feature for planting bordered on two sides with a range of mature shrubs and plants with a gate to side access.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, into Falmouth Road and all the way up to the five crossroads and traffic lights. Continue straight over into South Downs and take the third turning right into Wheal Trefusis. The property will be found in the small cul-de-sac on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

Private drainage (septic tank - we understand from the vendor that the fluids are pumped to the mains drainage system and the solid material is emptied by South West Water once a year, free of charge), mains water, mains electricity, mains gas heating.

Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).



Road Map



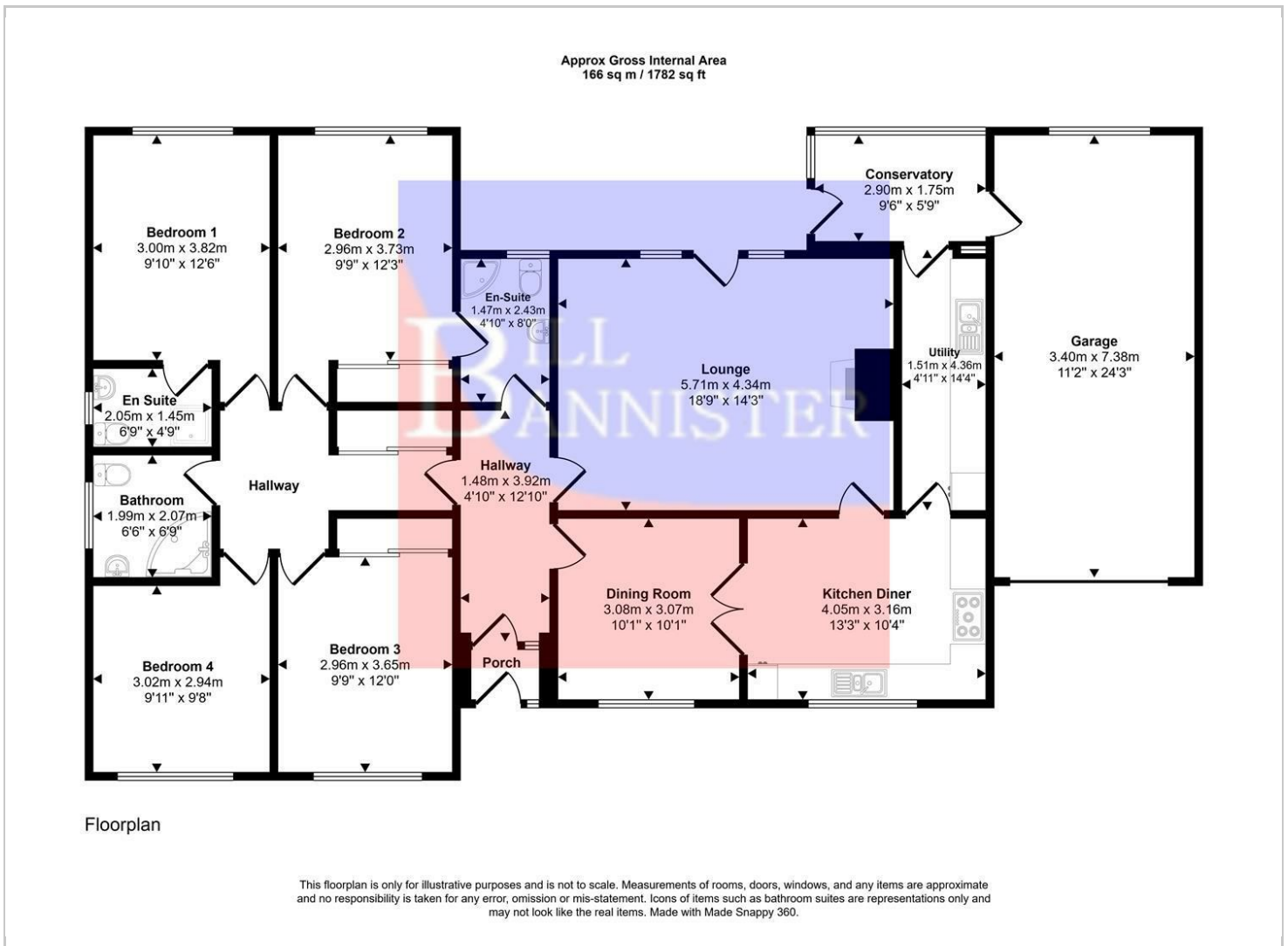
Hybrid Map



Terrain Map



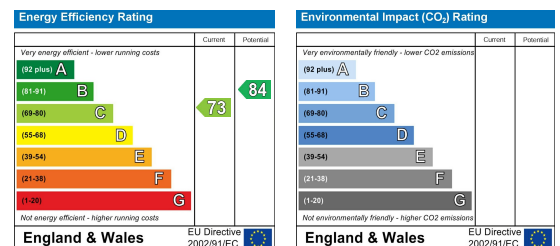
Floor Plan



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.