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# BILL BANNISTER

Sales & Lettings



## 31A St. Day Road Redruth, TR15 2ET

**£269,950**



Situated on the edge of Redruth town, this modern detached house benefits from well proportioned family living accommodation and is offered for sale with no onward chain. There are three bedrooms with a first floor shower room, a lounge, a kitchen/diner, a rear conservatory and a ground floor wc. The property is double glazed and this is complemented by gas heating. Externally there is an integrated garage plus the bonus of parking for two/three vehicles and an enclosed low maintenance rear garden.



Available with no onward chain, we are bringing to market what would make an ideal family home with the bonus of a garage and driveway. There are three bedrooms, the property is double fronted and was built around 1990. Located in a particularly convenient location for Redruth town centre, the mainline railway station and local bus services are very accessible. On entry, the hallway gives access to all living areas with stairs to the first floor and a rear hallway that has a convenient downstairs WC with a wash hand basin. The double aspect lounge/living room has space for an electric fire whilst there is a gas supply should the new owner wish to re-instate. From the lounge, access is given to the rear conservatory which was only added in 2023. A good sized triple aspect kitchen/diner has a number of modern fitted units with matching worktops in a U-shaped configuration. From the kitchen/diner, access is given to the rear of the integrated single garage from where access can also be gained to the driveway and garden area. To the first floor, there are three bedrooms, the main bedroom is of a very good size and runs front to back and there are two other bedrooms, all being complemented by a family shower room. Externally, access is gained to the front via a path from the pedestrian pavement. There is a low level traditional wall at the front whilst a wraparound pathway allows access to the rear garden whilst also accessing the driveway at the top of which is a raised planting area with mature bushes and trees. There is parking for two/three vehicles on the driveway and in turn this leads to the single integrated garage with an up and over door, lighting and power. The rear garden has a traditional walled border with a raised planting area. In terms of location, Redruth town centre, which offers both independent and chain stores, cafes, a cinema and public houses, can be accessed in less than ten minutes on foot or via a short drive. The main line railway station in the town gives links to London and bus services to Truro and Falmouth and can be reached on foot in around seven minutes. There are also countryside walks in the area and it should be noted that Carn Marth, the second highest point in Cornwall, can be accessed on foot in around twenty five minutes and offers far reaching views from coast to coast. Further afield, Portreath Beach on the north coast is within a fifteen minutes drive as well as many other local beaches and attractions being nearby.

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

#### HALLWAY

With a boxed-in radiator, stairs to the first floor and an understairs storage cupboard. Further internal front door leads to an internal hallway.

#### WC

Low level wc and a wash hand basin mounted into a vanity unit with roll edge shelving. Upvc obscure double glazed window to the rear aspect.

#### REAR HALLWAY

Upvc door with an obscure double glazed panel leads out to the rear garden.

#### LOUNGE

11'2" x 16'3" (3.41m x 4.97m)

A dual aspect room with a upvc double glazed window overlooking the front garden and aspect with a radiator below. Log effect electric fire set on a slate tile. Upvc sliding patio doors lead to:

#### REAR CONSERVATORY

6'11" x 7'4" (2.11m x 2.25m)

Upvc triple aspect room with a sliding door opening out to the rear patio.

#### KITCHEN/DINER

9'7" x 16'3" (2.94m x 4.97m)

A triple aspect room with a upvc double glazed window overlooking the front garden and aspect with a boxed-in radiator below. Fitted with a range of eye level cupboards and base level storage cupboards and drawers with straight edge worktops and tiled splash backs. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Space and plumbing for a washing machine. Upvc double glazed window overlooking the rear garden and driveway. Extractor fan. A door from the dining room area opens to:

#### INTEGRATED GARAGE

16'5" x 9'0" (5.02m x 2.75m)

With an up and over door, lighting and power. Worcester boiler and a side access door to the rear garden.

#### FIRST FLOOR

##### L SHAPED LANDING

Loft access hatch and a upvc obscure double glazed window to the rear aspect.

##### BEDROOM 1

11'5" x 16'2" (3.49m x 4.94m)

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

##### BEDROOM 2

9'6" x 7'0" (2.92m x 2.15m)

Upvc double glazed window overlooking the rear with views towards open countryside and a radiator below.

##### BEDROOM 3

7'11" x 8'9" (2.43m x 2.67m)

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

#### FAMILY SHOWER ROOM

7'5" x 5'7" (2.27m x 1.71m)

Low level wc and a wash hand basin with a tiled splash back and mirror above with a separate lighting panel operated by a pull cord switch. Wall mounted mirrored medicine cabinet and an Xpelair extractor. Shower cubicle with a hinged tempered glass door and a thermostatic shower. Base level storage cupboard and a upvc obscure double glazed window to the front aspect with a radiator below.

#### OUTSIDE

The front has an open gateway with a concrete step-up leading to the front door under a canopy. The front garden has a low level traditional wall with gravelled borders and mature bushes and shrubs to one side. A wraparound pathway leads to the rear gated access and the back garden. There is open access to the driveway with access to the garage door, a low level traditional walled border and a raised planting area at the end of the driveway with mature bushes and trees. To the rear there is a traditional walled border with a further raised planting area with mature bushes, shrubs, plants and trees. A pathway leads to a step-up to the rear conservatory and the back door. External tap and an external light.

#### DIRECTIONS

From our office in Redruth proceed up past the railway station on your right and on into Higher Fore Street. At the junction turn right and then bear left at the triangle into St Day Road. Proceed up here and the property will be found on the left hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

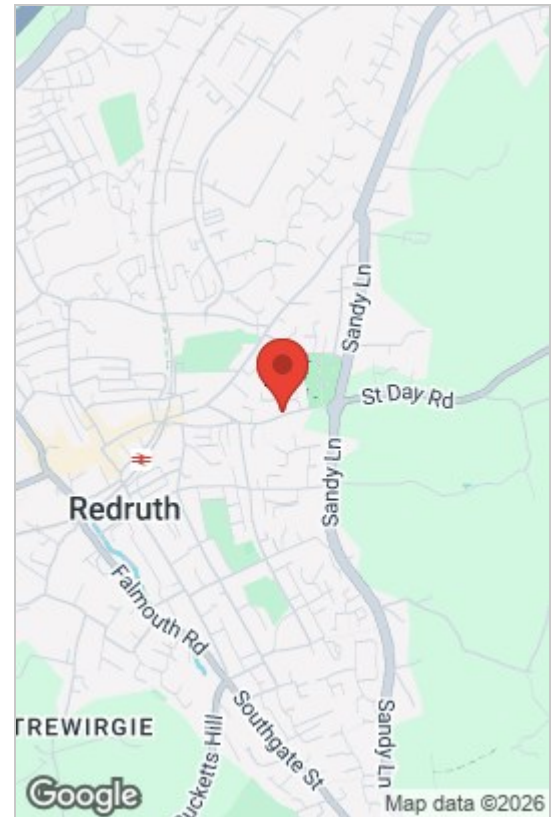
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 6 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

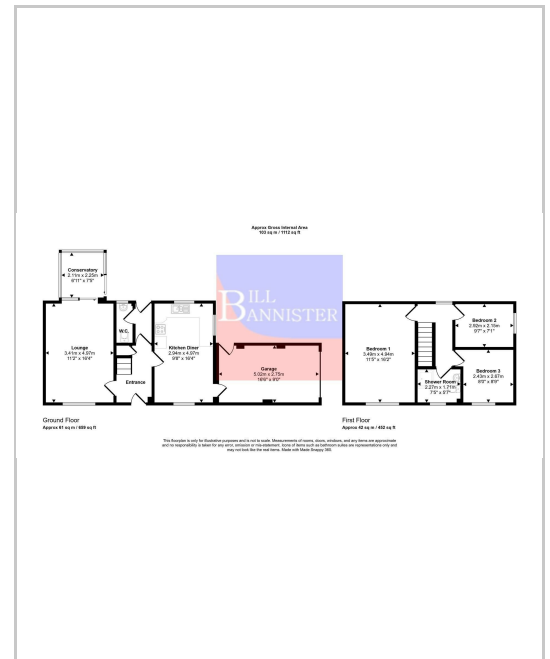
Mobile signal -

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

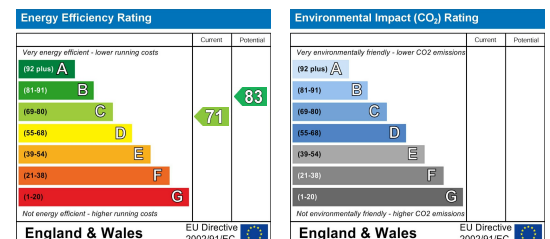
## Area Map



## Floor Plans



## Energy Efficiency Graph



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