



Redruth

**A superb modern detached bungalow
Set in a quiet close near the town
Immaculately presented and maintained throughout
UPVC double glazing, gas central heating
Dual aspect sitting room overlooking the front
Superb fitted kitchen with appliances
Three bedrooms, luxurious shower room/wc
Plenty of parking on the wide brick driveway
Delightful private, secure, well stocked gardens
Three timber sheds included in the sale**

Guide £410,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7000



A great opportunity to own this superb, three bedroom detached bungalow which is set in a quiet cul-de-sac at South Downs on the way into Redruth town centre.

Since purchasing the bungalow back in 2017, our clients have completely transformed the property into an immaculately presented home which anyone would be proud to own. Packed with features including gas central heating by radiators, UPVC double glazed windows and doors, a fully fitted kitchen with quartz work surfaces and built-in appliances, light wood finish internal doors, Venetian blinds in all rooms except the patio doors in the kitchen, hard wearing wood finish flooring and more besides!

The accommodation in sequence includes; an entrance porch, hallway, sitting room, kitchen/dining room, three bedrooms and a luxurious shower room/wc combined. Outside, at the front, you will find a wide red herringbone brick driveway which offers parking for a number of vehicles and a well manicured garden alongside. At the rear of the bungalow sits beautifully landscaped, secluded rear gardens which offer extended seating areas, lawns, well stocked rockeries and three timber garden sheds.

The historic mining town of Redruth offers a good selection of facilities in the centre including independent and high street branded shops, pubs, bars and restaurants, a multi-screen cinema and theatre, educational facilities and of course the mainline station connecting to Penzance in the West and London Paddington and all points North in a Westerly direction. Redruth is situated about 12 miles from the cathedral city of Truro, 10 miles from the harbour town of Falmouth and only a short drive away from the rugged coastline and many beautiful sandy beaches that the North coast has to offer.

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this delightful bungalow.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

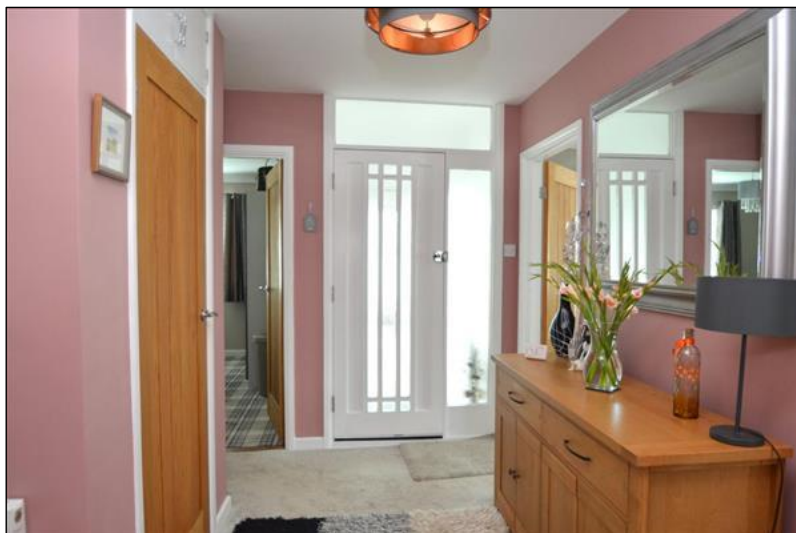
Composite front door with decorative and double glazed panel to:

ENTRANCE PORCH

Having ceramic tiled flooring, painted rough cast walling, painted and glazed front door with matching frosted privacy panels alongside to:

RECEPTION HALL

With linen cupboard having a radiator and slatted shelving, access to an insulated loft space which is boarded and has a radiator plus lighting and power, fitted carpet, access to principal rooms, radiator, cupboard housing a Worcester gas central heating boiler.

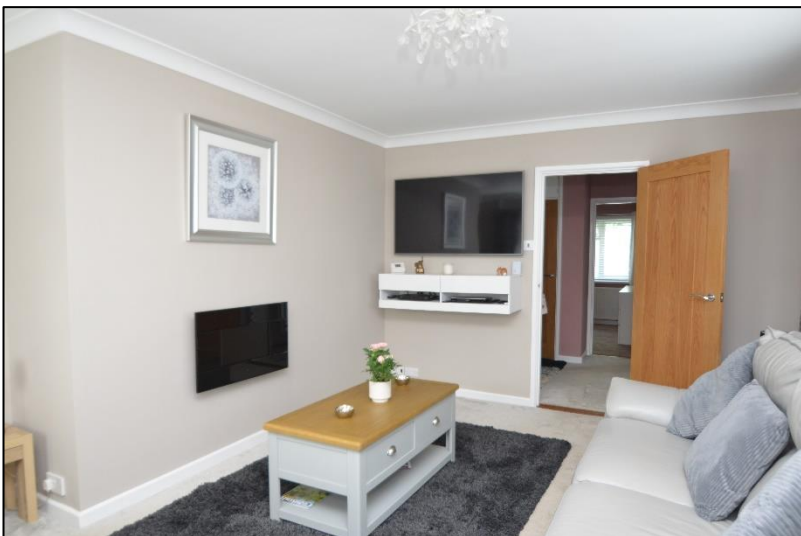


Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



SITTING ROOM 4.70m (15'5") x 3.35m (11'0") plus recess 1.83m (6'0") x 0.61m (2'0")

A fabulous light dual aspect reception room which has broad UPVC double glazed picture windows overlooking the front aspect and to the side, Venetian blinds, wall mounted electric fire, built-in storage area, TV aerial point, coved cornicing, fitted carpet, light oak finish internal door from the hall and second door leading to:

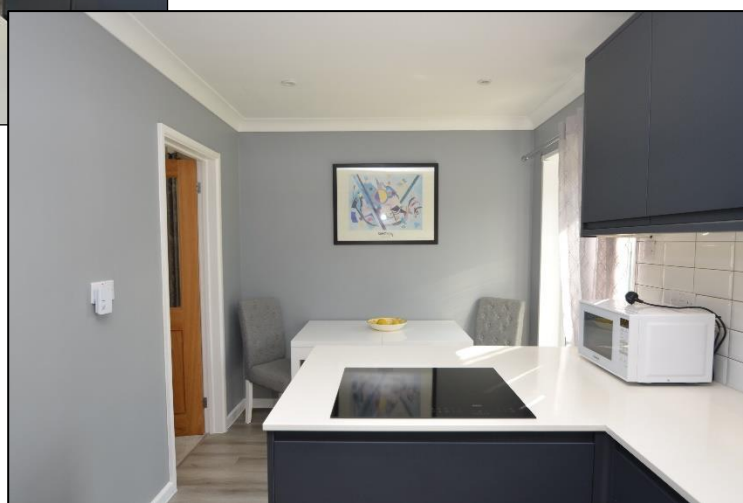


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KITCHEN/DINING ROOM 4.78m (15'8") x 2.39m (7'10") plus return 1.12m (3'8") x 0.61m (2'0")

A delightfully bright kitchen/dining room with double glazed window and Vertical blinds overlooking the garden, French doors leading to the rear patio and gardens. The kitchen is equipped with a range of matching wall and base units, wrap around quartz work surfaces and white metro tiling over, inset Blanco composite sink unit with cutlery drainer alongside and mixer tap over, AEG induction hob, single fan assisted oven and combination microwave oven, concealed refrigerator and freezer, dishwasher and washing machine, LED floor lighting, hard wearing wood finish flooring, coved cornicing, inset ceiling spotlights, return light oak finish internal door to the hallway.

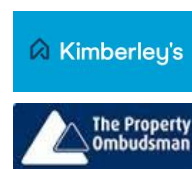


BEDROOM ONE 3.96m (13'0") x 3.35m (11'0")

Having a broad UPVC double glazed window enjoying a pleasant outlook over the gardens, Venetian blind, radiator, fitted carpet, coved cornicing, light oak finish internal door.



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BEDROOM TWO 3.35m (11'0") x 2.67m (8'9")

Again, with double glazed window enjoying views out to the gardens, Venetian blind, radiator, coved cornicing, built-in wardrobe cupboard, fitted carpet, light oak finish internal door.



BEDROOM THREE 3.00m (9'10") x 2.39m (7'10")

Double glazed window overlooking the side garden, coved cornicing, radiator, fitted carpet, light oak finish internal door.

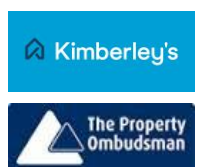


SHOWER ROOM 2.64m (8'8") x 1.63m (5'4")

Luxuriously appointed with a white suite comprising; double fully tiled shower cubicle with chrome mixer shower and glass screening, china wash hand basin with contemporary chrome mixer tap sat on a full width high gloss vanity unit having an incorporated low flush wc and towel storage alongside, fully tiled walls and flooring, two frosted double glazed windows with Venetian blinds, extractor fan, shaver point, light oak finish internal door.



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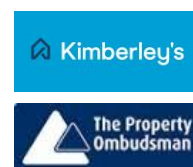


OUTSIDE

To the front of the bungalow there is a wide herringbone brick driveway and a small level lawn to one side and well stocked flower borders. A gateway either side of the property will take you to the rear of the bungalow where you will find a beautiful landscaped garden, designed for ease of maintenance and enjoying a high degree of privacy and seclusion and a very sunny aspect too. A side slate pathway runs around the property and steps from the French doors lead down to an extensive level slate paved patio area which is a great place to relax and entertain your family and friends, well screened with high fencing to the left and to the right, large well stocked raised flowerbeds stocked with a wide variety of plants and shrubs and retained by painted sleeper style fencing. To the left hand side of the garden there are three painted timber garden sheds which match the fencing (one being insulated and having light and power). A brick paviour area to the left hand side leads to a gate which in turn takes you back to the front of the property.



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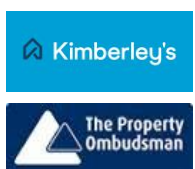
SERVICES Mains water, electricity and gas.

COUNCIL TAX Band C.

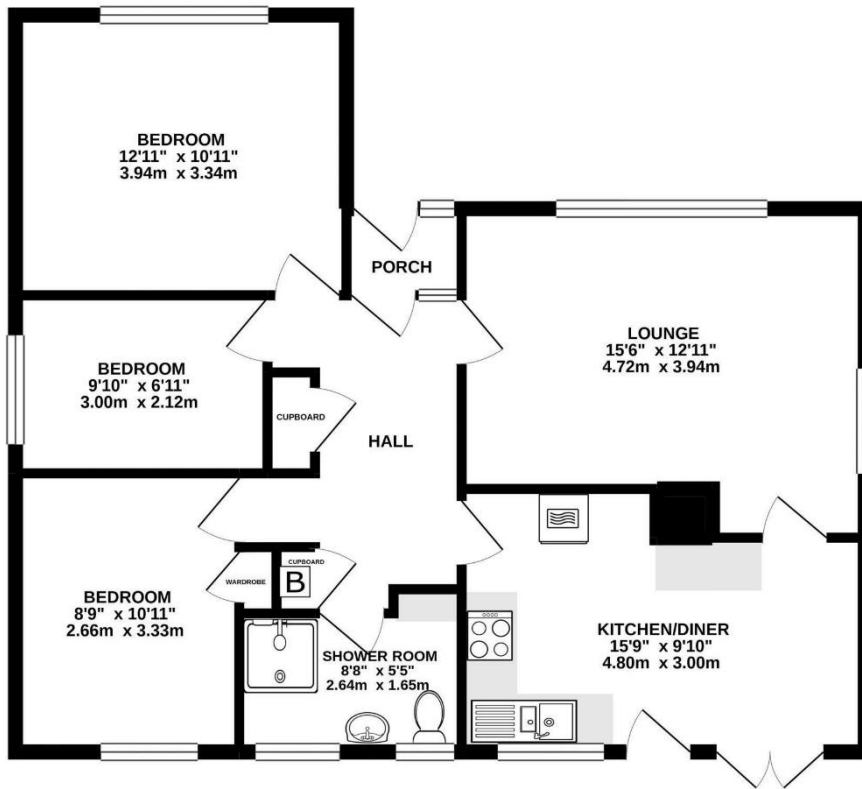
MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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