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**Four Lanes,  
Redruth**

**£265,000  
Freehold**





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**Freehold**

### Property Introduction

Built to a very high specification, this new build semi-detached house, which will be offered for sale with a 10 year Buildzone warranty, is now ready to move into. Benefiting from three bedrooms and a family bathroom on the first floor, there is a well appointed contemporary themed kitchen/dining room with archway to a full width lounge which overlooks the rear garden. There is a WC on the ground floor and all floor coverings are included in the property. Heating is provided by an Air Source heating system, there is underfloor heating on the ground floor whilst the first floor has radiators. As one would expect, the windows are all uPVC double glazed and feature natural slate sills.

To the outside there is brick paviour parking to the front for two/three vehicles and an electric vehicle charging point. Pedestrian access leads to the side of the property and the rear garden is enclosed and features a patio which can be accessed from the lounge. In summary, this is a superb new build family size home and viewing our interactive tour is strongly recommended prior to arranging a closer inspection.

### Location

The village of Four Lanes offers a sub-Post Office and late night shop, schooling is available for Primary children and there is a choice of Public Houses within walking distance. The major town of Redruth which has access to the A30 and a mainline Railway Station which connects to London Paddington and the north of England is within two and a half miles.

Helston (famed for its Furry Dance) is within seven and a half miles and the south coast resort of Falmouth which is a haven for sailing and home to Cornwall's university is eleven and a half miles distance. The north coast at Portreath, which has a beautiful sandy beach and active harbour, will be found within six miles.

### ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

### HALLWAY

Staircase to the first floor. Grey porcelain tiling to the floor and underfloor heating. Vertical panelled doors open off to:-

### KITCHEN/DINER 16' 2" x 8' 3" (4.92m x 2.51m)

uPVC double glazed window to the front. Fitted with a range of contemporary style eye level and base indigo blue units having adjoining thin edge working surfaces with matching upstands and splashback to cooker hood. Inset stainless steel one and a half bowl sink unit with mixer tap, built-in stainless steel oven with induction hob over, integrated fridge and freezer and space for automatic washing machine. Porcelain tiled flooring and underfloor heating. Squared archway through to:-

### LOUNGE 15' 2" x 12' 0" (4.62m x 3.65m)

uPVC double glazed window and uPVC double glazed French doors to rear. Again featuring a porcelain tiled floor with underfloor heating.

### CLOAKROOM

Close coupled WC, vanity wash hand basin with mixer tap and bi-fold door to understairs airing cupboard. Porcelain tiled flooring again with underfloor heating.

### FIRST FLOOR LANDING

A central landing with access to loft space. Neutral colour carpet flooring. Vertical panelled doors leading off to:-

### BEDROOM ONE 12' 4" x 8' 7" (3.76m x 2.61m)

uPVC double glazed window to front. Recessed two door wardrobe and radiator. Neutral colour carpet flooring.

### BEDROOM TWO 13' 6" x 7' 3" (4.11m x 2.21m)

uPVC double glazed window to the rear. Radiator. Neutral colour carpet flooring.

### BEDROOM THREE 10' 11" x 7' 5" (3.32m x 2.26m)

uPVC double glazed window to the rear. Radiator. Neutral colour carpet flooring.

### BATHROOM

uPVC double glazed window to the front. Again contemporary in style with a concealed cistern WC, vanity wash hand basin with mixer tap and panelled bath with plumbed shower over. Extensive ceramic tiling to walls and ceramic tiled floor. Towel radiator, inset spotlighting and overstairs storage cupboard.

### OUTSIDE FRONT

To the front of the property there is a brick paviour parking area suitable for two/three vehicles and pedestrian access leads to one side. There is also an electric vehicle charging point.

### REAR GARDEN

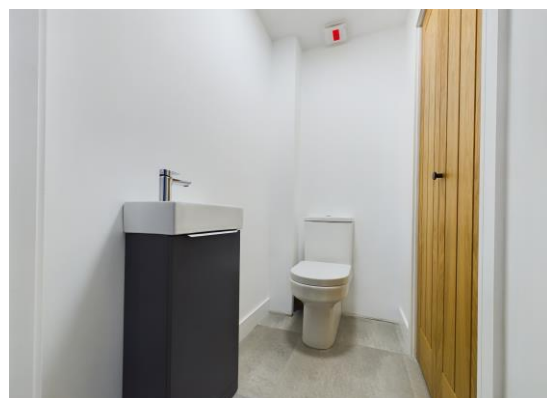
The rear garden is enclosed and has a patio leading off from the lounge.

### AGENT'S NOTE

The Council Tax band for the property is awaiting assessment.

### DIRECTIONS

On entering the village of four Lanes from the Redruth side, in the square take the turning on the right into Loscombe Road and then turn right into Nicholas Avenue, turn right again and then immediately left and the property will be identified on your right hand side. If using What3words:- cheetahs.forgets.split



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





## MAP's top reasons to view this home

- New build semi-detached house
- Three bedrooms
- Lounge with outlook to rear
- Well appointed kitchen/dining room
- First floor family bathroom
- Ground floor WC
- Air source heating
- Underfloor heating to ground floor
- Driveway parking to front, enclosed garden to rear
- Superior quality build, viewing essential



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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