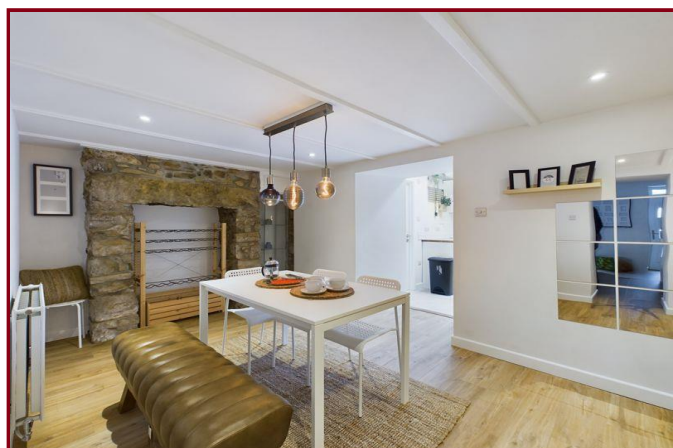




**MAP estate agents**  
Putting your home on the map

**Carn Brea Lane,  
Pool, Redruth**

**£275,000  
Freehold**







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## **Property Introduction**

This stone fronted semi-detached house has recently been the subject of major updating and extending and now offers a stunning opportunity to acquire a contemporary style home, ideal for family living. The lounge features a floor to ceiling stone fireplace housing a recessed log burner, there is a non-functional stone fire surround in the dining room and from here there is access to a generous and stylish kitchen with a utility area. Leading off from the kitchen is a well appointed shower room with a door less entry shower enclosure. On the first floor the split level landing features an exposed vaulted beamed ceiling and stylish panelled doors lead off to three bedrooms, two of which have part exposed beamed ceilings and there is contemporary finish to the bathroom. Fully double glazed, heating is provided by a modern oil fired boiler. To the outside parking is available for two vehicles to the front whilst the enclosed rear garden offers a high level of privacy, features a patio for outside entertaining and is safe and secure for younger children and pets. Rarely do properties of this quality come to market and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Pool is situated midway between Camborne and Redruth and is within three quarters of a mile of the A30. Out of town retail parks can be found within half a mile to include a superstore, DIY store and fast food outlets. Within the village of Pool there is a Public House, late night shop and takeaway. Pool is also conveniently located for access to schooling for all ages and Cornwall College is adjacent to this development. The nearest major town of Redruth is within two and a half miles and here one will find a mainline Railway Station with direct access to London and the north of England. Truro, the administrative, cultural and shopping centre for Cornwall is within thirteen miles and the south coast university town of Falmouth is within a similar distance.

## **ACCOMMODATION COMPRISES**

Composite double glazed door opening to:-

### **LOUNGE 15' 11" x 12' 8" (4.85m x 3.86m) maximum measurements**

uPVC double glazed window to the front. Focusing on a floor to ceiling stone fireplace housing a recessed wood burning stove set on a slate hearth. Inset spotlighting, laminate flooring and two radiators. Stairs to first floor with integrated low level lighting. Squared archway through to:-

### **DINING ROOM 15' 10" x 8' 9" (4.82m x 2.66m) maximum measurements**

Featuring a floor to ceiling stone fireplace (non-functional), laminate flooring and inset spotlighting. Radiator. Squared archway through to:-

### **KITCHEN 20' 5" x 8' 9" (6.22m x 2.66m) maximum measurements, plus recess**

Enjoying a dual aspect with uPVC double glazed door to rear and uPVC double glazed window to side. Two ceiling skylights which help to create a light and airy environment. The kitchen is fitted with a range of eye level and base units with handleless doors and attached square edge working surfaces. Inset 'Bosch' eye level oven with inset 'Bosch' microwave, counter top porcelain double bowl sink unit with remote mixer tap and inset ceramic hob with cooker hood over. Integrated dishwasher, utility area with space and plumbing for an automatic washing machine and tumble dryer. Porcelain tiled floor and radiator. Vertical panelled door to:-

### **SHOWER ROOM**

Skylight. Contemporary in design with a close coupled WC, wall mounted wash stand with oval bowl featuring a wall mounted mixer tap and with a doorless entry shower enclosure with rain head shower. Inset spotlighting, extensive ceramic tiling to walls and floor and wall mounted towel radiator.

### **FIRST FLOOR LANDING**

On two levels with uPVC double glazed window to side. Part exposed vaulted ceiling with beams and a radiator. Vertical panelled doors open off to:-

### **BEDROOM ONE 12' 7" x 8' 7" (3.83m x 2.61m)**

uPVC double glazed window to front. Vaulted beamed ceiling with 'Velux' double glazed skylight and radiator.

### **BEDROOM TWO 6' 6" x 6' 6" (1.98m x 1.98m)**

uPVC double glazed window to the front. Vaulted beamed ceiling with 'Velux' skylight and radiator. uPVC double glazed window to rear. Inset spotlighting and radiator.

### **BEDROOM THREE 9' 4" x 8' 3" (2.84m x 2.51m)**

uPVC double glazed window to rear. Inset spotlighting and radiator.

### **BATHROOM**

uPVC double glazed window to rear. Again contemporary in style with a close coupled WC, wall mounted wash stand with oval counter top sink with wall mixer tap, free standing double end bath again with a wall mixer tap and featuring a central plumbed rainhead shower.

### **OUTSIDE FRONT**

The front garden is landscaped for ease for maintenance in mind and off-street parking is available for two cars, pedestrian access to side.

### **REAR GARDEN**

The rear garden offers a high level of privacy. Immediately to the rear of the property there is an extensive paved patio, ideal for outside entertaining and steps lead up to the remainder of the garden which is designed to be easy to maintain and features raised beds. There is a timber shed/wood store. Set to one side at the rear is a 'Navien' oil fired combination boiler supplying domestic hot water and central heating and there is an outside water supply.

### **SERVICES**

The property benefits from mains electric, mains water and mains drainage.

### **AGENT'S NOTE**

Please be advised the property is Council Tax band 'B'.

### **DIRECTIONS**

From the traffic lights in the centre of Redruth turn into West End and continue straight across at a roundabout and then at Blowing House roundabout take the first exit heading towards Barncoose Terrace. Continue through the next set of traffic lights along into Agar Road and on entering the village of Pool, at a staggered mini-roundabout take the first exit left and then turn immediate left into Carn Brea Lane where the property will be identified on the left hand side by our For Sale board. If using What3words:- blocks.elevate.bulletins

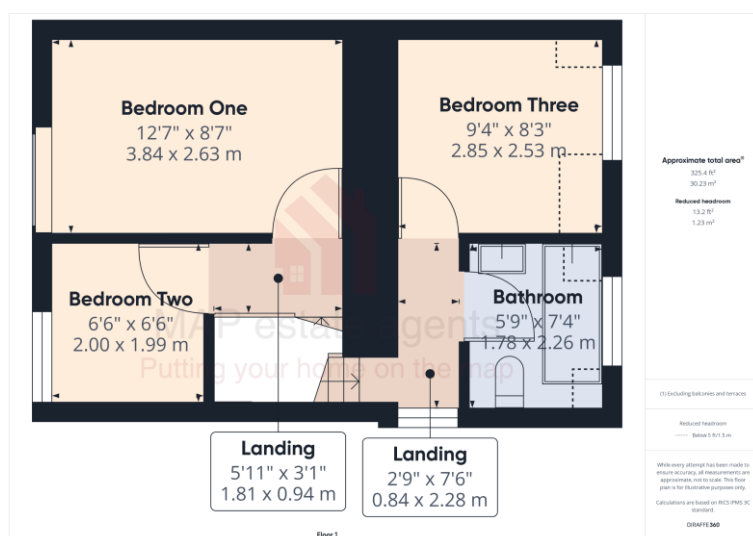


| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 82   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 61   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



## MAP's top reasons to view this home

- Superbly presented family home
- Updated and extended in 2022
- Three bedrooms
- Lounge and dining room
- Contemporary style kitchen and utility
- First floor bathroom
- Ground floor shower room
- uPVC double glazing
- Oil fired central heating
- Parking and enclosed rear garden



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