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**Carn Brea Village,  
Redruth**

**£425,000  
Freehold**





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Redruth**

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## **Property Introduction**

An exciting opportunity to purchase a new build detached bungalow in a select development of only three properties. Situated on the fringe of Carn Brea Village with easy access to countryside walks, the property offers generous accommodation with three double size bedrooms (the principal having an en-suite). The lounge enjoys views to the rear through a full height and virtually full width window and borders farmland, the stunning kitchen/diner has contemporary units with a comprehensive 'white goods' package with integrated 'Bosch' appliances and the bathrooms have a contemporary style finish. The property benefits from uPVC double glazing throughout and there is a high efficiency gas combination boiler supplying hot water and heating which is installed within the roof space.

Parking is available on a private drive to the side and the rear garden which is enclosed, is largely lawned and features an extensive low maintenance decked patio ideal for outside entertaining on summer evenings.' In summary, a rare opportunity to acquire a substantial new build bungalow in a rural location, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Set within a Conservation Area, Carn Brea Village nestles on the slopes of Carn Brea and gives access to country walks in the area, the historic former parish church of Redruth, St Euny, which dates from the 6th Century, is close by (the present church on the site being constructed in 1768). Redruth, the nearest major town is within one mile and here one will find a mix of local and national shopping outlets, a mainline Railway Station with direct links to London Paddington and the north of England and schooling for all ages is within walking distance.

The A30 trunk road runs to the north of the town. Truro, the administrative and cultural centre of Cornwall is within eleven miles, Falmouth, on the south coast, which is home to Cornwall's university, is within twelve miles and the north coast at Portreath, which is noted for it's sandy beach and active harbour, is within five miles.

### **ACCOMMODATION COMPRISES:**

Composite glazed door with leaded feature opening to:

### **HALLWAY**

L-shaped with a radiator. Door to Utility cupboard with space and plumbing for automatic washing machine, inset spot lighting and laminate flooring. Access to loft space (incorporating a loft ladder) where the combination gas boiler is located. Horizontal panelled doors open off to:

## LOUNGE 15' 0" x 14' 7" (4.57m x 4.44m)

Featuring full height and virtually full width sliding patio door and window opening onto the rear garden. Inset spot lighting and radiator.



## KITCHEN/DINING ROOM 23' 0" x 12' 10" (7.01m x 3.91m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. The kitchen area is fitted with a contemporary range of contrasting wood and light grey eye level and base units with adjoining square edge working surfaces featuring matching splashbacks and with under unit lighting. Inset colour coordinated 'Franke' sink unit with mixer tap, built-in double eye level 'Bosch' oven, integrated 'Bosch' fridge and freezer and integrated 'Bosch' dishwasher. Laminate flooring, integrated spotlighting and radiator. Second door to hallway.

## PRINCIPAL BEDROOM ONE 11' 0" x 10' 7" (3.35m x 3.22m)

uPVC double glazed window to the rear enjoying a rural outlook. Spotlighting and radiator. Door to:

### EN SUITE SHOWER ROOM

Contemporary in style with a wall hung vanity wash hand basin with illuminated mirror over and with a hidden cistern WC. Corner shower enclosure with plumbed rain head shower featuring shower panelling. Towel radiator, laminate flooring and inset spotlighting.

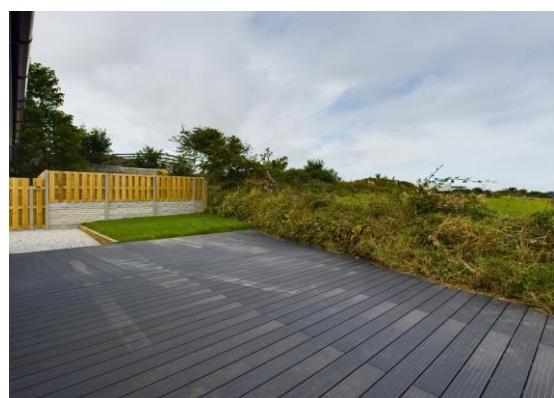


## BEDROOM TWO 10' 0" x 9' 7" (3.05m x 2.92m)

uPVC double glazed window to rear again enjoying a rural outlook. Inset spotlighting and radiator.

### BATHROOM

uPVC double glazed window to side. Contemporary in style with a wall hung vanity wash hand basin with illuminated mirror over, hidden cistern WC and panelled bath with plumbed mixer shower incorporating a rain head over. Extensive shower panelling. Inset spotlighting, laminate flooring and towel radiator.



## BEDROOM THREE 10' 0" x 9' 7" (3.05m x 2.92m)

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

### OUTSIDE FRONT

To the front of the property there is a low maintenance gravelled space with sloped access to the front door. Whilst to the side there is a further gravelled area. Parking is available to the side of the bungalow and there is an external water supply.



### REAR GARDEN

The rear garden is of generous size, largely lawned with gravelled space ideal for barbecuing and entertaining. Leading out from the lounge is a generous decked area which again is ideal for outdoor entertainment. The property has a Cornish hedge to the rear boundary and borders fields.

### AGENTS NOTE

The council tax band for the property has yet to be assessed.

### SERVICES

Mains water (metered), mains drainage, mains electricity and mains gas.

### DIRECTIONS

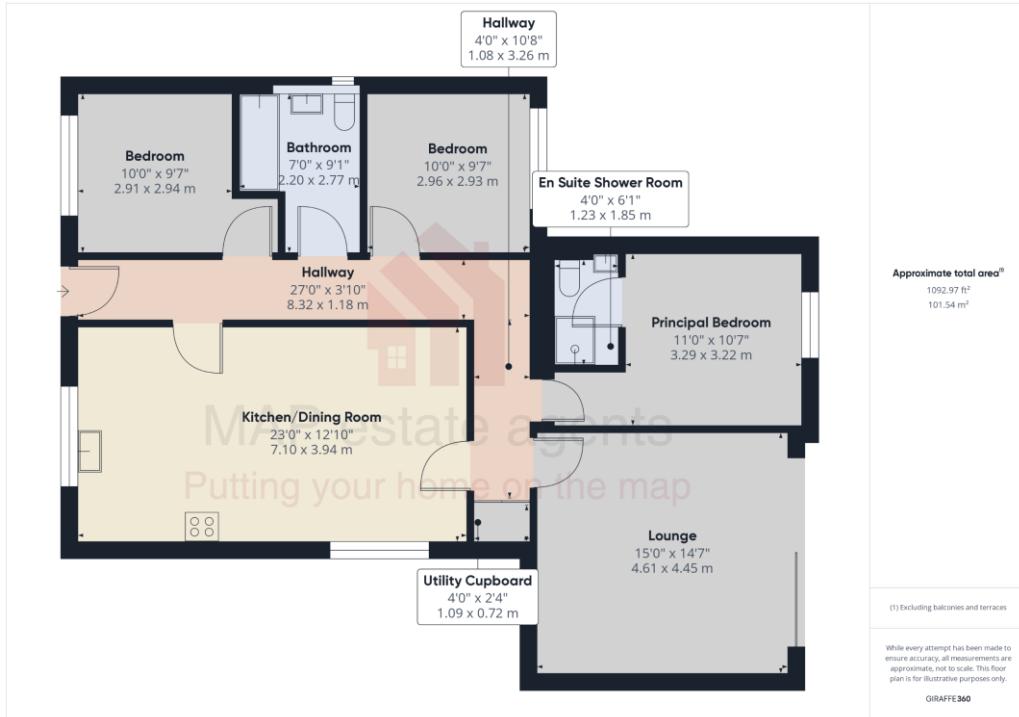
From Redruth Railway Station, proceed down the hill turning slight right at the first set of traffic lights. At the next set of traffic lights turn left into West End. Take the first turning right into Coach Lane and follow the road around to the right into Trevingey Road. Carry on into Carn Brea village, go straight ahead, up a hill and at the end of the road turn right into the development. If using what3words it is: candles.feasting.bucked

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			93  A
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			



## MAP's top reasons to view this home

- High quality 'new build' bungalow
- One of only three on the development
- Three bedrooms
- Principal bedroom with en-suite
- Generous lounge with rural outlook
- Superb kitchen/dining room
- Range of Bosch integrated appliances
- Gas heating and double glazing
- Gardens and patio to rear
- Architect supervision certificate



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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