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**Strawberry Close,
Redruth**

**£285,000
Freehold**





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Property Introduction

Occupying a corner plot with potential for further development (subject to planning), this spacious family home offers well presented accommodation briefly comprising living room, kitchen/diner, garden room, utility and cloakroom on the ground floor with three bedrooms and the family bathroom located upstairs. The extended principal bedroom boasts a dressing area with built-in wardrobes.

Having off-road parking, garage and large gardens, we feel this makes a most comfortable family home.

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN –
Must be seen!!**

Location

The property is conveniently located in a cul-de-sac to the recently upgraded A30 providing easier access to Truro, West Cornwall and the National Highways network. The mainline railway station has direct trains to London (around four hours) and Truro (ten minutes). Redruth town is within walking distance and has a number of speciality shops. The newly regenerated, historical Buttermarket hosts regular markets, local festivals, music events and has an artisan food court. The town also boasts a cinema, which also holds music and theatre productions. Kresen Kernow is an award winning regenerated building - once the local brewery - it now holds the Cornish archives, research facility and library where regular pop up exhibitions and workshops are held. Good local schools are within walking distance.

Portreath beach is a ten minute drive, the south coast pathway is easily accessible as are the mining walking trails and Newquay airport is also within a forty minute drive.

ACCOMMODATION COMPRISES

Glazed uPVC entrance door to:-

ENTRANCE PORCH

Double glazed windows to front and side. Tiled flooring. Door to:-

INNER HALL

Stairs rising to first floor. Understairs storage area. Radiator. Doors to:-

LOUNGE 11' 11" x 11' 11" (3.63m x 3.63m)

Feature marble fireplace and hearth (with gas connection). Double glazed window to the front. Radiator.

KITCHEN/DINER 18' 2" x 9' 10" (5.53m x 2.99m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a one and a half bowl sink and drainer. Built-in single oven, hob inset to work surface with extractor over. Spaces for washing machine and fridge/freezer. Double glazed window overlooking the rear garden. Ceiling fan. The dining area has a wall mounted cocktail unit and display cabinet. Radiator. Archway to:-

SNUG 9' 5" x 8' 3" (2.87m x 2.51m)

Double glazed window overlooking the rear garden. Double glazed French doors leading to the patio. Radiator.

REAR HALLWAY

Courtesy door to garage. Double glazed door to rear garden. Doors to:-

UTILITY ROOM 5' 7" x 4' 11" (1.70m x 1.50m)

Fitted with a range of wall mounted cupboards and space for white goods.

GROUND FLOOR CLOAKROOM

Fitted with a close coupled WC. Obscure double glazed window to rear.

From entrance hall, stairs rising to:

FIRST FLOOR LANDING

Obscure double glazed window to side. Built-in airing cupboard housing hot water cylinder. Access to loft (part boarded giving additional storage), with loft ladder.

PRINCIPAL BEDROOM 9' 6" x 8' 3" (2.89m x 2.51m)

Double glazed window to rear. Radiator.

DRESSING ROOM 11' 0" x 8' 2" (3.35m x 2.49m)

Fitted with an extensive range of built-in wardrobes, dressing table with mirror over and two matching bedside drawer units.

BEDROOM TWO 10' 7" x 8' 2" (3.22m x 2.49m)

Double glazed window to front. Radiator.

BEDROOM THREE 9' 9" x 7' 4" (2.97m x 2.23m) L-shaped, maximum measurements

Double glazed window to front. Radiator.

BATHROOM

Corner shower cubicle housing electric shower unit, panelled bath, low level WC and wash hand basin inset to vanity unit. Obscure double glazed window to rear. Radiator.

OUTSIDE FRONT

To the front of the property a brick paved driveway which provides off-road parking for one car leading to the garage. The front garden is laid mainly to lawn with a paved pathway and a gated access leads to the side garden which is laid to lawn and enclosed making it child and pet friendly. The rear garden consists of lawned areas and patios with planted borders and mature bushes.

REAR GARDEN

The rear garden consists of lawns and patios with planted borders, mature bushes and trees. Security light and outside tap.

GARAGE 18' 5" x 8' 2" (5.61m x 2.49m)

Consumer unit. Built-in work bench.

SERVICES

Mains electricity, drainage, water and gas.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

On the A30 exiting at the Redruth Avers junction at the roundabout take the turning left after Aldi towards the town centre. Take the third turning on the left into Strawberry Lane and Strawberry Close is the third cul-de-sac on the right hand side. If using What3words origin.discount.subway

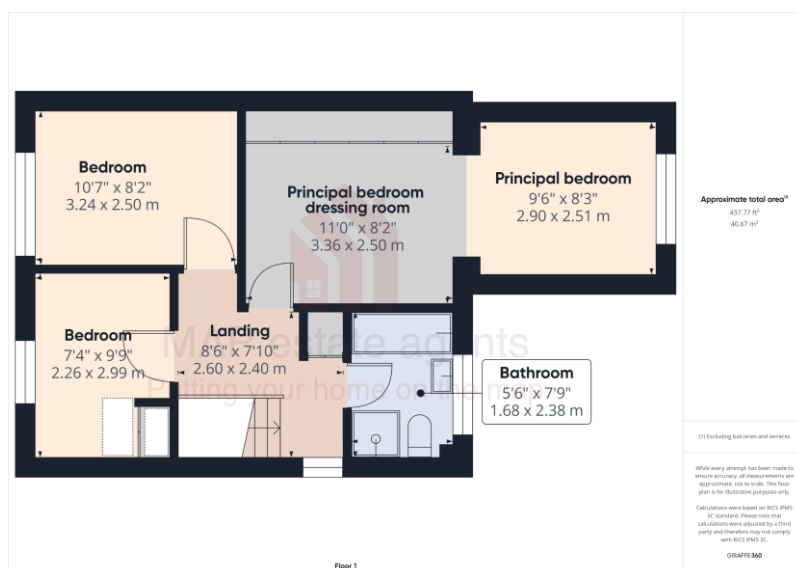
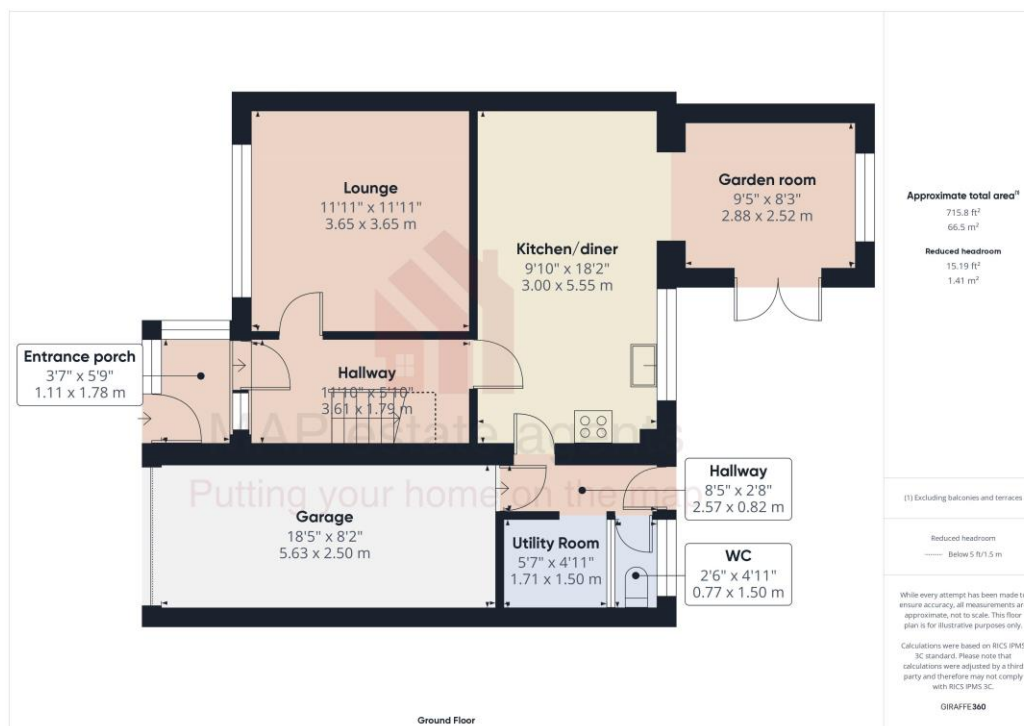


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Corner plot link-detached house
- Three bedrooms
- Generous kitchen/diner with garden room
- Utility room
- Principal bedroom with dressing room
- First floor bathroom
- Ground floor cloakroom
- Gas central heating, double glazing
- Offered for sale chain free
- Garage and off-road parking



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

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