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**Portreath,
Redruth**

**Guide Price £400,000
Freehold**





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Property Introduction**

Every now and again, a property becomes available on the market offering the 'wow' factor. This particular family home falls into that category and for those buyers looking for a home to move into and enjoy a high standard of finish, then this wonderful property could be for you. Upon entering the property via a porchway/sunroom, a generous size lounge with multi-fuel stove has folding doors giving access into a breathtaking kitchen/diner divided into separate areas with the focal point being a semi-circle unit with built-in oven incorporating a breakfast bar. Within the kitchen are various soft-close base and wall units, some with LED display cabinets, wine cooler and patio doors giving access to the exterior. Additional accommodation comprises of a utility room with built-in storage cupboard, while to the first floor is a re-fitted shower room, three good size bedrooms, all of which have built-in wardrobes, with the principal bedroom having an en-suite shower room and bedroom two benefiting from a balcony enjoying views towards the harbour and sea. The accommodation throughout benefits from double glazed windows and doors plus a gas fired central heating system. Externally, to the front is a small garden with shrubs while to the rear is a car port and single garage with electric up-and-over door.

Location

Portreath is a popular coastal village renowned for its excellent surfing beach along with its harbour and delightful clifftop walks taking you towards Porthtowan or Hayle. Within the village, local shops cater very well for day-to-day needs with junior school and close proximity to Redruth and Truro. The nearby Tehidy Woods offer excellent dog walking opportunities while the main A30 trunk road is located within a reasonable travelling distance making access to other areas of the county that much easier.

ACCOMMODATION COMPRISSES SUNROOM/PORCH

Double glazed windows and double glazed French doors to the outside. Built-in storage cupboard with electric meters, fifteen-light door giving access to:-

LOUNGE 19' 4" x 11' 9" (5.89m x 3.58m) maximum measurements

Two double glazed windows, staircase to first floor, feature multi-fuel stove with attractive surround and mantel, gloss laminated flooring, downlighters and two vertical radiators. Folding door to:-

DINING ROOM 10' 4" x 9' 4" (3.15m x 2.84m)

Double built-in storage cupboard, tiled flooring, downlighters and vertical radiator. Archway leading through to:-

KITCHEN AREA 12' 4" x 10' 8" (3.76m x 3.25m)

Sliding patio doors to the outside. Built-in four-drawer unit with worktop, display glass cabinet with touch automatic opening, built-

in glazed display cabinets with LED lighting, part tiled walls, wine cooler, downlighters and tiled flooring. Access to:-

MAIN KITCHEN AREA 8' 9" x 7' 2" (2.66m x 2.18m)

Double glazed window, feature semi-circle work station with gas hob with extractor fan over, built-in oven, built-in carousel storage cupboard plus additional storage cupboards and two three-drawer storage units (all soft-close). Breakfast bar, feature 1930's motor racing mural with wall cabinets, LED lighting over, tiled flooring, storage cupboard with boiler and archway leading to:-

UTILITY ROOM 8' 9" x 7' 2" (2.66m x 2.18m)

Double glazed window. One and a quarter sink unit with mixer tap, double drawers under plus built-in storage cupboard, additional recess for freezer with cupboards either side, range of working surfaces and plumbing for dishwasher. Part-tiling to walls, tiled flooring and downlighters.

LAUNDRY ROOM 6' 8" x 3' 3" (2.03m x 0.99m)

Plumbing for automatic washing machine and built-in storage cupboard.

FIRST FLOOR LANDING

Built-in storage cupboard with shelving, access to loft. Doors off to:-

BEDROOM ONE 11' 9" x 10' 9" (3.58m x 3.27m) maximum measurements

Two double glazed windows, vertical radiator, built-in triple mirrored wardrobe and high gloss laminated flooring.

EN-SUITE SHOWER ROOM

Double glazed window, large white sink with mixer tap, double drawers under, bidet, WC with concealed cistern, shower cubicle, chrome-heated towel rail, tiled floor and walls, downlighters, built-in wall cabinet, wall-mounted mirror and feature mural showing the Trevi fountain.

INNER LANDING

With heated towel rail and downlighters. Access to:-

BEDROOM TWO 8' 11" x 7' 11" (2.72m x 2.41m) maximum measurements into recess

Double glazed window, built-in double wardrobe and shelving to the side and downlighters. Radiator.

BEDROOM THREE 12' 3" x 10' 10" (3.73m x 3.30m) maximum measurements

Double glazed window and sliding patio doors giving access onto a balcony enjoying views towards the harbour and sea beyond. High gloss laminate, three wall light points and built-in mirrored wardrobe. Radiator.

SHOWER ROOM

Double glazed window, wash hand basin with double storage cupboard under, close coupled WC, shower cubicle, tiled walls and flooring downlighters.

OUTSIDE

Immediately, to the front of the property is an enclosed area of garden laid to grass with a variety of shrubs and concrete pathway leading to the property. To the rear is a car port with useful storage unit and bin store, gas cylinders, adjoining garage with automatic up-and-over door with electric lights and power points. As previously mentioned, accessed via bedroom three is a feature veranda with glass and chrome surround.

SERVICES

Mains drainage, water, electricity and bottled gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

Directions from the square continue along the B3301 towards the beach, turn right into Forth-an-Nance where the property will be identified on the left-hand side by a 'For Sale'. If using What3words: majoring.statement.glory



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	37 F	
1-20	G		



MAP's top reasons to view this home

- A beautifully presented end-terraced extended family home
- Stone's throw from harbour and level walking distance to local amenities
- Entrance porch/sunroom
- Lounge with gas fire
- Feature fitted kitchen with additional dining area
- Separate utility room
- Three first floor bedrooms with fitted wardrobes (principal with en-suite)
- Re-fitted shower room
- Balcony enjoying views towards the harbour and sea
- Garage plus additional car port

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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