

Wheal Gorland Road St. Day Redruth

£425,000

- SUPERB MODERN FOUR BEDROOM TWO BATHROOM DETACHED BUNGALOW
- BEATIFUL LOW MAINTENANCE REAR GARDEN
- PLENTY OF OFF STREET PARKING
- DETACHED GARAGE
- SUPERB OPEN PLAN KITCHEN/DINING ROOM FLOWING INTO CONSERVATORY/SUN ROOM
- FABULOUS MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND WALK IN WARDROBE!
- FULLY OWNED SOLAR PANELS WHICH GENERATED OVER £3000.00 OF INCOME LAST YEAR!
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION







Millerson
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1646.00 sq ft


4


2


2


E54

DESCRIPTION

A remarkably spacious four bedroom two bathroom detached bungalow in a really superb position at the head of a small Cul-De-Sac of just three other properties, enjoying lovely elevated countryside views from the rear. The property offers extensive accommodation to include a generous entrance hall, Living room, an expansive Kitchen which flows into a Dining hall, in turn giving access into a fabulous Conservatory. to the rear of the kitchen there's access into a generous Utility room, wihich in turn accesses a useful Cloakroom. There are four bedrooms, including a master suite which incorporates a lovely en-Suite Shower room as well as a fabulous Walk in wardrobe, along with a separate Family bathroom. Externally, there's a wealth of parking to the front of the property, along with a detached single garage, currently sub-divided to create Garage space and a further Utility to the rear of the garage. the broad Garden is predominantly low maintenance, and enjoys fabulous far reaching rural views.

LOCATION

Situated in the heart of West Cornwall, the picturesque village of St Day offers a lovely blend of traditional Cornish charm, rich mining heritage and a welcoming community.
Ideally located for exploring the best of Cornwall, the village provides convenient access to Redruth, Camborne, Falmouth and Truro, with both the north and south coastlines, beautiful beaches and stunning countryside all within easy reach. St Day benefits from a range of local amenities, including a primary school, village shop, public house and community facilities, along with a Doctors surgery and Pharmacy. all contributing to its friendly village atmosphere.

ACCOMMODATION

All measurements are approximate and measured by LiDAR

ENTRANCE

A bespoke composite double glsazed door opens into a light filled and spacious entrance hall with Milton tile flooring. A further solid oak glazed door opens into:

INNER HALLWAY

A generous inner hallway with oak flooring, which leads to all Bedrooms ,Living room, Kitchen and Family Bathroom. Cloakroom. Useful Hallway cupboard for storage. Three radiators.

LIVING ROOM

A gorgeous, light filled room with solid oak flooring. Feature ornamental fireplace. UPVC double glazed French doors leading out to the rear garden.. Radiator. Oak glazed doors leading through to:

KITCHEN/DINING ROOM

A superb open plan space which filters through the the Conservatory. the Kitchen, Dining area and Conservatory are all linked with a beautiful stone tile flooring running across all rooms. In the the kitchen area there's a range of floor standing and wall mounted cupboard and drawer units with work surfaces over. Integrated Freezer, integrated Fridge and integrated Washing machine. Integrated microwave. Two ring Aga with tiled splashback. UPVC double glazed window to rear elevation. One and a half bowl sink unit with mixer tap over. Further UPVC double glazed window overlooking the rear garden. Range of LED spotlights over. Additional breakfast bar with Granite work surface over. The Kitchen then opens up into an open plan Dining area, with plenty of space for a Table and chairs, which flows through to:

CONSERVATORY/SUN ROOM

A stunning and spacious Conservatory which enjoys stunning views over the garden and across the surrounding countryside. Underfloor heating, Stone tiled flooring. UPVC double glazed windows to two sides with UPVC double glazed French doors out into the Garden. Radiator.

UTILITY ROOM

An oak glazed door opens through from the Kitchen into this spacious Utility room, which has a continuation of the stone tile flooring leading from the Kitchen. Underfloor heating. Double solid oak doors open into a generous storage cupboard, There's a recessed area with space and plumbing for American style Fridge/Freezer, with cupboard units surrounding. Pull out wine rack. further wall mounted cupboard units. UPVC double glazed obscured door leading out into the rear garden. Solid oak door opening into:

W.C.

Stone tiled flooring. Low level W.C. Corner wash hand basin. Part tiled to four walls. Extractor fan. Wall mounted cupboard unit.

BEDROOM ONE

A fabulous main bedroom which offers excellent proportions. Oak effect laminate flooring. UPVC double glazed picture window overlooking the rear garden and enjoying pleasant rural views beyond. A Large triple built in wardrobe. Radiator. Doors opening into En-Suite Shower room and Walk in Wardrobe.

WALK IN WARDROBE

A continuation of the Oak effect laminate flooring running through from the bedroom. This excellent addition to the main bedroom offers a genuinely spacious area with plenty of storage solutions for clothing, with shelving and cloaks hanging space.







EN-SUITE SHOWER ROOM

A beautifully presented Shower room with stone tile flooring. A generous shower cubicle with plumbed shower unit over. Low level W.C. Inset wash hand basin with cupboard unit beneath. UPVC double glazed obscured window to front elevation. Fully tiled to four walls. Extractor fan.

BEDROOM TWO

Conveniently located next to the Family bathroom, a spacious double bedroom with UPVC double glazed window to front elevation. Oak flooring. Built in triple wardrobe. Modern electric thermostatically controlled radiator.

BEDROOM THREE

Another well proportioned double bedroom with Oak flooring. UPVC double glazed window to front elevation. Modern electric thermostatically controlled radiator.

BEDROOM FOUR

A single bedroom which has recently been utilised as an office space. UPVC double glazed window to front elevation. Modern electric thermostatically controlled radiator.

FAMILY BATHROOM

A superb four piece family bathroom with stone tiled flooring. Panelled bath with mixer tap over. A generous separate shower cubicle with plumbed shower unit over. Wall mounted heated towel rail. Low level W.C. Pedestal wash hand basin. UPVC double glazed obscured window to front elevation. Fully tiled to four walls. Extractor fan.

OUTSIDE

To the front of the property there's a particularly generous brick paved driveway providing parking for multiple vehicles, whilst also giving vehicular access to the Garage. There's also pedestrian access to both sides of the property giving access into the back garden









Wheal Gorland Road, St. Day, Redruth, TR16 5LT

TO THE REAR

The rear garden is accessed via numerous points in the property, including the conservatory/Sun room, The Utility room, and to both sides of the property. The rear garden is of excellent proportions and is of low maintenance design. there's an attractive stone paved terrace, enjoying fantastic views across the local countryside, along with a raised garden, accessed directly form the Conservatory with artificial grass and a toughened glass surround. this area drops down via a winding pathway to a lovely summerhouse. the whole rear garden enjoys superb elevated rural views. To the rear of the garden there's a paved pathway that leads back around to the front of the property. To the side of the pathway there are two very useful large sheds, with internal shelving.

GARAGE

A sizeable single garage which has been sub divided to create two separate rooms. To the rear there's utility space with plumbing and space for washing machine and tumble dryer. To the front there's a traditional garage space with electric up and over door.

DIRECTIONS

From the A30 junction at Camborne West, head northerly on the A30 towards Truro, turning off at the Scorrier junction. Follow the road around to the left, turning right at the mini roundabout. Follow this road for fifty yards, turning left into onto an unnamed road. Follow this road to the cross roads, heading across the cross roads onto the B3298. Follow this road for approximately one and a half miles, turning right into Telegraph Hill. Follow this road for approximately four hundred yards, turning right into Telegraph street, and then right again into Wheal Gorland Road. After approximately 100 yards, there's a small turning on the right hand side which accesses a small enclave of bungalows. the property will be identified by our for sale board.

MATERIAL INFORMATION













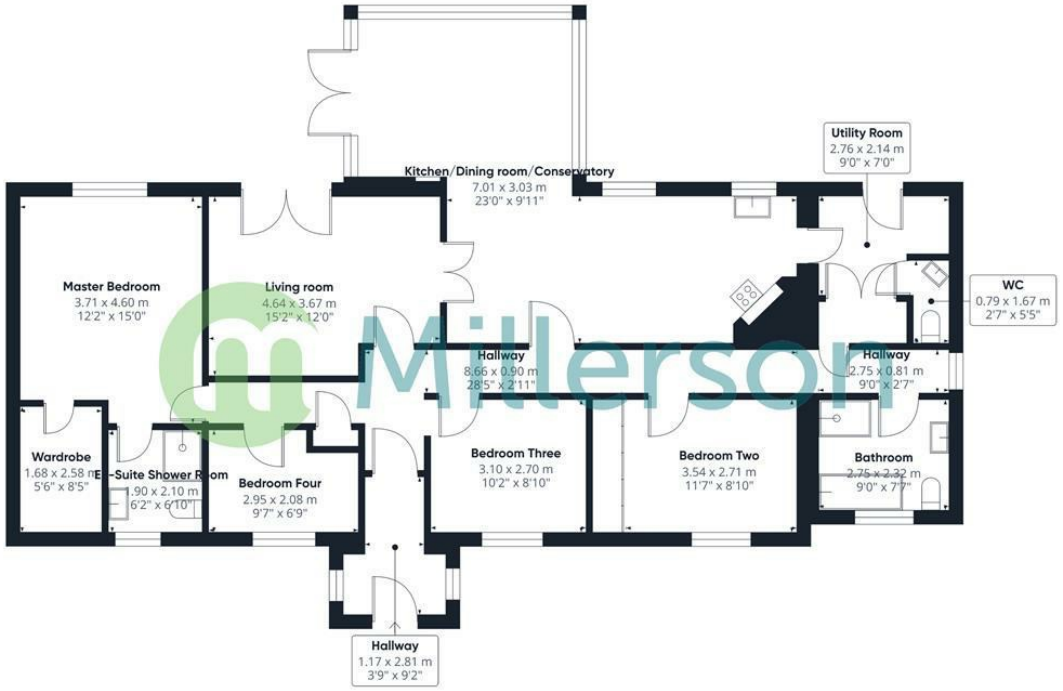
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: E
The building
Detached bungalow, standard construction
4 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Services
Mains electricity
Solar panels installed
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating
Heating features: Double glazing, underfloor heating, and aga/Rayburn
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good outdoor, Vodafone good outdoor, Three good outdoor, variable in-home, EE variable outdoor
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL188488):
- The property is subject to any earlier restrictive covenants that were imposed before 20 July 2001 and remain enforceable. Their details are not set out in this register extract.
- The 4 October 2002 Transfer contains restrictive covenants. The extract does not give their full wording, but refers to provisions about light or air, boundary structures and other matters. The original Transfer should be checked to confirm what limits apply.
- The current owner has covenanted to comply with the

covenants referred to in the register and to cover claims arising from any failure to do so.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

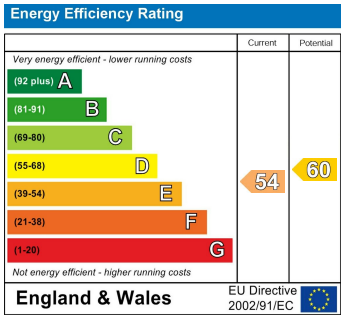
153.1 m²

1646 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Scan QR For Material Information

Scan me!

Millerson
millerson.com