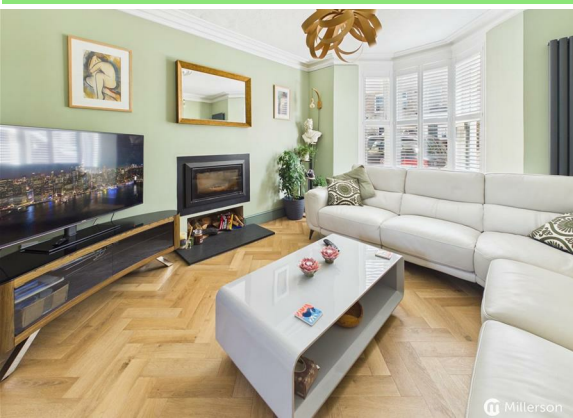




Claremont Road Redruth TR15 1LP

Offers In The Region Of
£375,000

- BEAUTIFUL PERIOD FAMILY HOME
 - FOUR BEDROOMS
 - TWO RECEPTIONS ROOMS
- FAMILY BATHROOM AND SHOWER ROOM
- STUNNING MODERN KITCHEN
- DRIVEWAY AND DETACHED GARAGE
 - SUNNY ENCLOSED GARDEN
 - SOUGHT AFTER LOCATION
 - HIGH QUALITY FITTINGS
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1811.00 sq ft



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2



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C71

PROPERTY DESCRIPTION

This truly stunning period home combines elegance and warmth with traditional features and modern fittings. Perfectly suited to a growing family, the home offers beautifully presented accommodation comprising a spacious and inviting hallway with underfloor heating, a living room with bay window and casement wood burner, a generous dining room, an impressive modern kitchen with shark nose edge Corian worktops which opens into a cosy seating area with bi-fold doors opening onto the sunny rear garden. A useful ground floor shower room and utility completes the ground floor.

To the first floor, a tasteful split level landing leads to four bedrooms, three of which are comfortable doubles with the master bedroom boasting fitted wardrobes and a bay window with shutter style blinds. A striking, four piece family bathroom with Jacuzzi style bath and large shower rounds off the accommodation.

Outside, a brick paved driveway with electric charging point provides off road parking for two cars whilst the rear enjoys a low maintenance enclosed garden that enjoys all day sun, perfect for children, pets and entertaining. At the bottom of the garden you will find a garage with an electric roller door, an adjoining storage area and an attached versatile garden room, currently used as a home gym. Historically, this was once used as a residential dwelling therefore has the potential to create ancillary accommodation if required.

Other benefits to this home include double glazing, fitted shutters, gas central heating, internal wall insulation, attractive flooring, oak internal doors and overall presents a fantastic opportunity for a family to purchase a high quality home.

LOCATION

Claremont Road is a highly sought after residential road of period homes, just a short level walk from Redruth town centre. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

A navy composite door opening into:

ENTRANCE HALL

A spacious and welcoming hallway with Victorian style mosaic tiles and

under floor heating, radiator, stairs to first floor with cupboards below, doors leading to living room, dining room and kitchen.

LIVING ROOM

A beautiful living room featuring high ceilings including ornate ceiling rose and decorative cornice, a double glazed bay window with fitted shutters, stylish radiator, herringbone LVT flooring, feature casement style wood burner, internal double doors into:

DINING ROOM

A spacious dining room which compliments the living room perfectly with matching LVT herringbone flooring, plenty of room for a dining table and chairs, double glazed window with fitted shutters, radiator.

KITCHEN

An impressive modern kitchen fitted with a range of gloss finish anthracite base and wall units with complimentary shark nose edged Corian work surfaces, one and half bowl sink with mixer tap and drainer, integrated appliances include double oven, microwave, induction hob, extractor hood and dishwasher, space for large fridge/freezer, inset lighting, wood effect flooring, double glazed window. Cosy seating area with modern upright radiator and bi-fold double glazed patio doors opening onto the rear garden.

UTILITY

A useful utility area with fitted base units, work top and sink with space for washing machine and additional white goods. Wall mounted combination boiler, wood effect flooring, double glazed doors to rear garden, courtyard and door into:

SHOWER ROOM

A handy addition to the home with a three piece shower suite comprising a W.C, hand basin and walk-in shower, tiled floor, tiled walls, double glazed window.

FIRST FLOOR

LANDING

A large split level landing with doors to bedrooms and bathroom, double glazed window, and loft access hatch.

MASTER BEDROOM

A generous master room with large four door fitted wardrobes, double glazed bay window with fitted shutters, radiator.

BEDROOM TWO

A second double bedroom with double glazed window and radiator.

BEDROOM THREE

A third double bedroom with double glazed window and radiator.



BEDROOM FOUR

A fourth single room with double glazed window and radiator.

FAMILY BATHROOM

An impressive family sized bathroom with Jacuzzi style bath, a large walk-in shower with multi jet shower heads, W.C and a bespoke bowl style hand basin with copper piped stand. Complimentary bronzed floor tiling and shower surround, wall mounted mirror with lighting, two obscure double glazed window.

OUTSIDE

The property is nicely set back from the road and is approached over a brick paved driveway providing parking for two cars with the benefit of an electric charging point. The rear enjoys an enclosed garden, perfectly suited for children, pets and entertaining which is laid to artificial lawn for ease of maintenance and enjoys all day sunshine. At the end of the garden is a detached garage with an electric roller door, light and power. There is also an adjoining room and loft space for extra storage along with a separate room with patio doors opening onto the garden. This is currently used as a home gym however this is incredibly versatile in terms of potential uses. Historically, the garage was used as an independent dwelling therefore has the extra potential of converting backing to ancillary accommodation if required.

DIRECTIONS

From the A30 Avers roundabout, head towards Redruth through Close Hill and North Street turning right at the roundabout onto Green Lane. Take the first right into Claremont Road where the property can be found on your right hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

The building

Semi-detached house, standard construction

4 bedrooms, 2 bathrooms, 2 receptions

Accessibility adaptations: Level access shower





Claremont Road, Redruth, TR15 1LP

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing, underfloor heating, and wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway and Garage

Not in a controlled parking zone

No disabled parking available

EV charging point installed

Risks and restrictions

Not a listed building

In the PLAIN-AN-GWARRY conservation area (per planning.data.gov.uk; confirm via the local authority search).

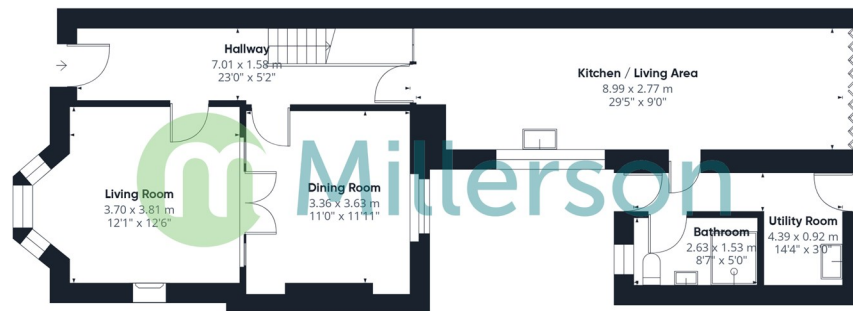
No tree preservation order

Non-coal mining area: yes

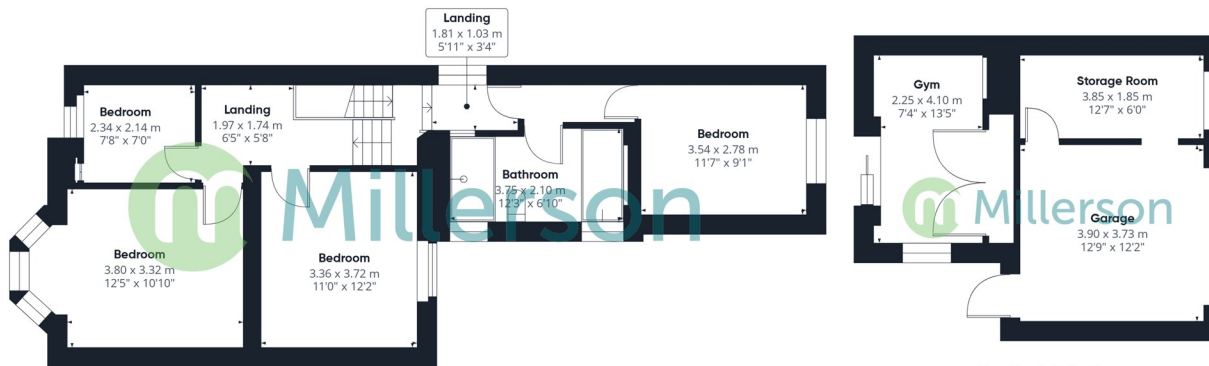
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area^m

168.2 m²
1811 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?

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Cornwall
TR14 8JX

E: camborne@millerson.com

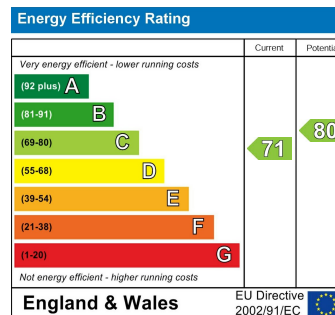
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