

Little Gregwartha
Four Lanes
Redruth
TR16 6LN

Asking Price £300,000

- FULLY REFURBISHED THREE DOUBLE BEDROOM BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- FANTASTIC AND EXTREMELY GENEROUS ENCLOSED REAR GARDENS
- SUPERB RECEPTION ROOM WITH PATIO DOORS TO REAR GARDEN
- BRAND NEW KITCHEN AND BATHROOM
- SPACIOUS ROOMS THROUGHOUT
- EXCELLENT GARAGE/UTILITY SPACE
- EDGE OF COUTNRYSIDE LOCATION
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 860.00 sq ft


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DESCRIPTION
A really impressive three double bedroom bungalow in a favoured edge of village location in the popular Village of Four Lanes, which has undergone total renovation. This immaculate property offers generous and flexible accommodation throughout. Externally there's plenty of parking, and of particular note there's a remarkable enclosed rear garden with proportions rarely seen with this type of property. Internally, there's a fantastic brand new fully fitted Kitchen, a fabulous main reception room providing plenty of space for Living and Dining, with Patio doors straight out to the garden. There are three excellently proportioned double bedrooms, a brand new Bathroom suite, along with an excellent Garage/Utility room. Externally, there's a pleasant level lawn to the front bordering a generous off road parking area, and to the rear a large fully enclosed rear garden which gets the sun all day long! All in all, a spacious immaculate detached family home with incredible outside space.

LOCATION
Four Lanes is a popular village location offering a blend of countryside surroundings and everyday convenience. Situated on the outskirts of Redruth, the area provides easy access to nearby towns, scenic coastal destinations and well-regarded local amenities. The village benefits from a strong community feel, local schooling, shops and local transport links to the nearby towns of Redruth, Camborne and Helston. Redruth is an 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 measurements are approximate and measured by LiDAR.

ENTRANCE
Composite UPVC double glazed door opening into:

ENTRANCE PORCH
Oak effect laminate flooring. UPVC double glazed vertical window back to front garden. Timber glazed internal door leading into:

ENTRANCE HALL
Oak effect laminate flooring. A light and generous entrance hall with doors leading to all three Bedrooms, Family Bathroom and Living room/Dining room. Radiator. Loft hatch. Double built in storage cupboard.

LIVING ROOM/DINING ROOM
Oak effect laminate flooring. A fabulous and generous room which really is the focal point of the home. Plenty of room for both living and dining spaces. Open access through to the Kitchen. UPVC double glazed patio doors leading directly out to the rear garden, allowing for an abundance of natural light in the room. Radiator.

KITCHEN
Oak effect laminate flooring. A fabulous newly fitted Kitchen with all the integrated appliances you would expect of a high end Kitchen. A range of floor standing and wall mounted cupboard and drawer units with square edged work surfaces over. Integrated oven and hob with extractor fan over. One bowl composite sink unit with drainer board and mixer taps over. Integrated dishwasher. Integrated Fridge/Freezer. UPVC double glazed window overlooking the rear garden. Door opening into Garage/Utility room.

BEDROOM ONE
A generous double bedroom with UPVC double glazed picture window to front elevation. Radiator.

BEDROOM TWO
Another double bedroom with two UPVC double glazed windows overlooking the rear garden. Radiator.

BEDROOM THREE
Double bedroom with UPVC double glazed window to front elevation. Radiator.

FAMILY BATHROOM
An immaculate and newly installed bathroom suite with Oak effect laminate flooring. 'P' shaped bath with shower screen and plumbed shower unit over. Low level W.C. Inset wash hand basin with cupboard unit beneath. UPVC double glazed obscured window to rear elevation. Heated towel rail.

GARAGE/UTILITY ROOM
A really useful and functional room which can be used as Utility or storage space. Electrically operated up and over Garage door. Oak effect laminate flooring. Floor standing unit with space and plumbing beneath for washing machine and tumble dryer, with work surface space over. Radiator.

OUTSIDE
To the front of the property there's a generous driveway with parking for several vehicles, giving access into the Garage. To the right of the driveway there's a pleasant level lawned garden.

TO THE REAR
The rear garden is a real feature of the property, the sheer size and scale being a rarity in this marketplace. Accessed from the side of the property or from the Patio doors leading out from the Living room/Dining room, there's a concrete pathway leading around the property. There's a raised







decking area, and beyond this, a very generous level lawn. The garden is fully enclosed, bordered on all sides with a variety of trees, shrubs and plants adding to the overall ambience of this fantastic outdoor space.

DIRECTIONS

From our offices in Camborne, proceed along Trelowarren street to its conclusion. turn left onto Wesley street, continuing through the roundabout onto Roskear road. Follow Roskear Road out of town, turning right at the traffic lights at the top of Tuckingmill Hill. Follow Dudnance Lane for approximately 600 Yards, before turning right at the traffic lights into Penhallick Road. Follow this road for approximately a mile and a half, leading into Four Lanes. At the 'T' junction, turn right, on to the B3297. Follow this road for 200 yards, before turning left into Little Gregwartha. the property will be found a little further onwards on the left hand side, identified by our for sale board.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: E
The building
Detached bungalow, standard construction
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
LPG central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 great, Vodafone good, Three good, EE good
Parking: Driveway
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL164949):
- The property is subject to restrictive covenants contained in a







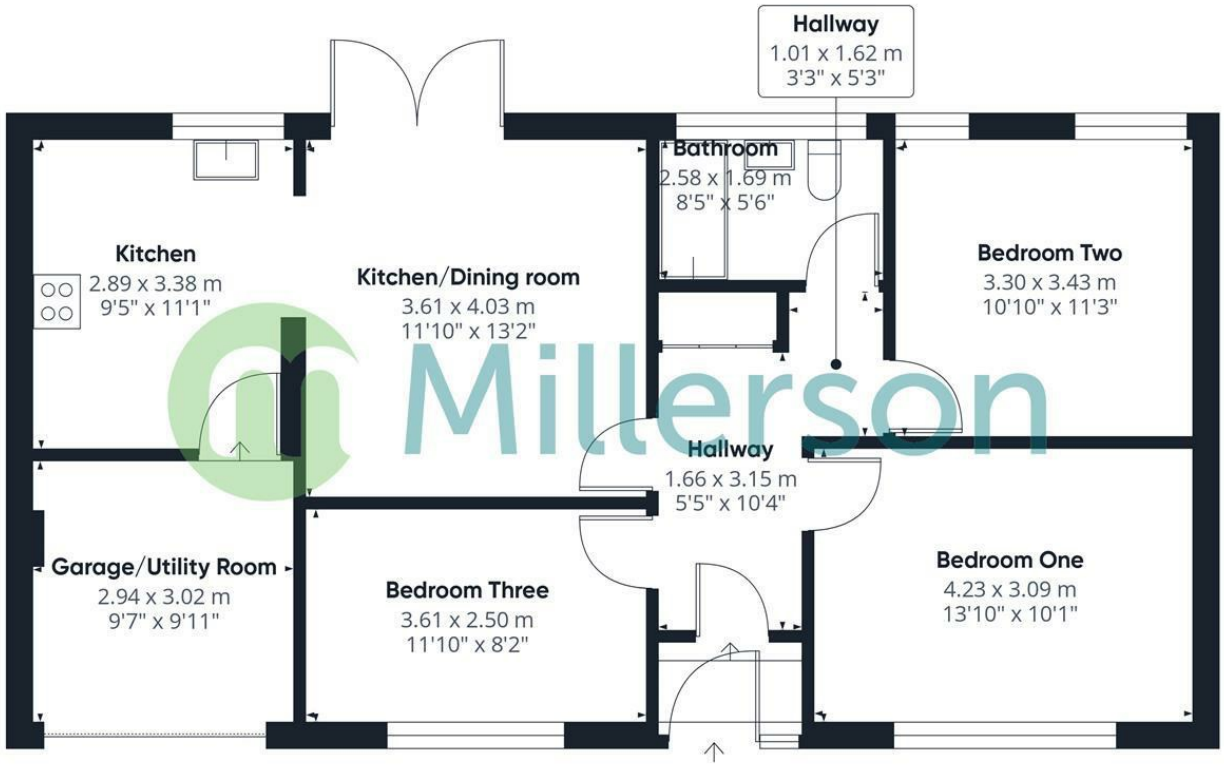


Little Gregwartha, Four Lanes, Redruth, TR16 6LN

deed from July 1970. Restrictive covenants are 'promises' made by previous owners not to do certain things with the land, such as using it for business or building certain structures.
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.







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Approximate total area(1)

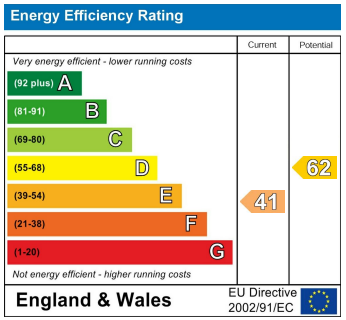
79.9 m²

860 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.

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

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