

# ferguson young

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## £375,000

*Trevingey Crescent, Redruth, TR15 3DF*



- THREE BEDROOMS
- DETACHED DORMER BUNGALOW
- KITCHEN/DINER
- GAS CENTRAL HEATING
- GARAGE & PARKING
- DELIGHTFUL GARDENS
- DESIRABLE AREA
- IMMACULATE PRESENTATION

An immaculately presented Three Double Bedroom Dormer Bungalow in one of the most desirable residential areas on the outskirts of the town. There is off road parking for two vehicles in addition to the garage. The property is double glazed and warmed by gas central heating. The accommodation briefly comprises of: - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Cloakroom/WC, one Ground Floor Double Bedroom and to the first floor Two well-proportioned Double Bedrooms and a modern Bathroom/WC. There are delightful gardens to the front, side and rear of the property with some specimen tree and shrub planting. This property should receive your earliest attention to view to avoid being disappointed as demand for a property of this standard is expected to be high. EPC: E.



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# Trevingey Crescent, Redruth, TR15 3DF

Approached via the driveway and path leading up to double glazed front door opening to:-

## ENTRANCE HALL

There are doors to all main ground floor rooms, a radiator, telephone point and stairs rising to the first floor with snug area beneath.

## LOUNGE

23'3" x 11'11" (7.09m x 3.63m)

A spacious lounge with a feature fireplace, double glazed patio doors opening to the rear garden, double glazed windows to the front, coved ceiling and TV aerial point.

## KITCHEN/DINER

18'3" x 13'0" MAX (5.56m x 3.96m)

A well-proportioned kitchen/diner with a modern kitchen comprising of a range of eye level and base units with work surface over, tiled splashbacks, inset ceramic one and a half bowl sink with side drainer, inset electric hob with extractor over, built eye level in double electric oven, integrated dishwasher, integrated fridge, double glazed window overlooking the rear garden. The dining area has ample space for a dining table, built in storage cupboard, radiator, double glazed patio doors opening to a decked area leading to the rear garden and a door to:-

## REAR LOBBY

There are doors to the Utility Room, Cloakroom/WC, Garage and to the Rear Garden.

## UTILITY ROOM

5'9" x 5'0" (1.75m x 1.52m)

Formerly a wet room but now has plumbing for a washing machine, space for an upright fridge freezer, further utility space, wall mounted electric shower unit (not in use), ceramic wash hand basin and a double glazed window to the rear.

## CLOAKROOM/WC

There is a close coupled WC with concealed cistern and a double glazed window to the side.

## BEDROOM THREE

11'5" x 7'11" (3.48m x 2.41m)

A good sized third double bedroom with built in wardrobes, coved ceiling, double glazed window to the front and a radiator.

## FIRST FLOOR

## LANDING

There are doors to all first floor rooms

## BEDROOM ONE

12'11" x 12'0" (3.94m x 3.66m)

A well-proportioned double bedroom with a double glazed window to the side and an eaves storage cupboard which also contains the central heating boiler.

## BEDROOM TWO

12'11" x 11'0" (3.94m x 3.35m)

A generous second double bedroom with a double glazed window to the side, eaves storage cupboard and a built in storage cupboard.

## BATHROOM/WC

A modern suite comprising of a shower bath with mixer tap shower over and glass shower screen, close coupled WC with hidden cistern, wash hand basin set in vanity unit, radiator and a double glazed window to the rear.

## OUTSIDE

## FRONT GARDEN

Bounded by walling and partly laid to lawn with a range of shrub, flower and tree planting to create interest throughout the year. There is a path to the side leading to the rear garden.

## SIDE GARDEN

There is a flower border and timber shed with gated access to the rear garden.

## REAR GARDEN

A well-proportioned rear garden bounded by walling and fencing with magnificent borders planted with a wide range of shrubs, trees and flowers. There is a lawned area, BBQ/seating area, further paved sun terrace and a raised deck area.

## ENERGY EFFICIENCY RATING

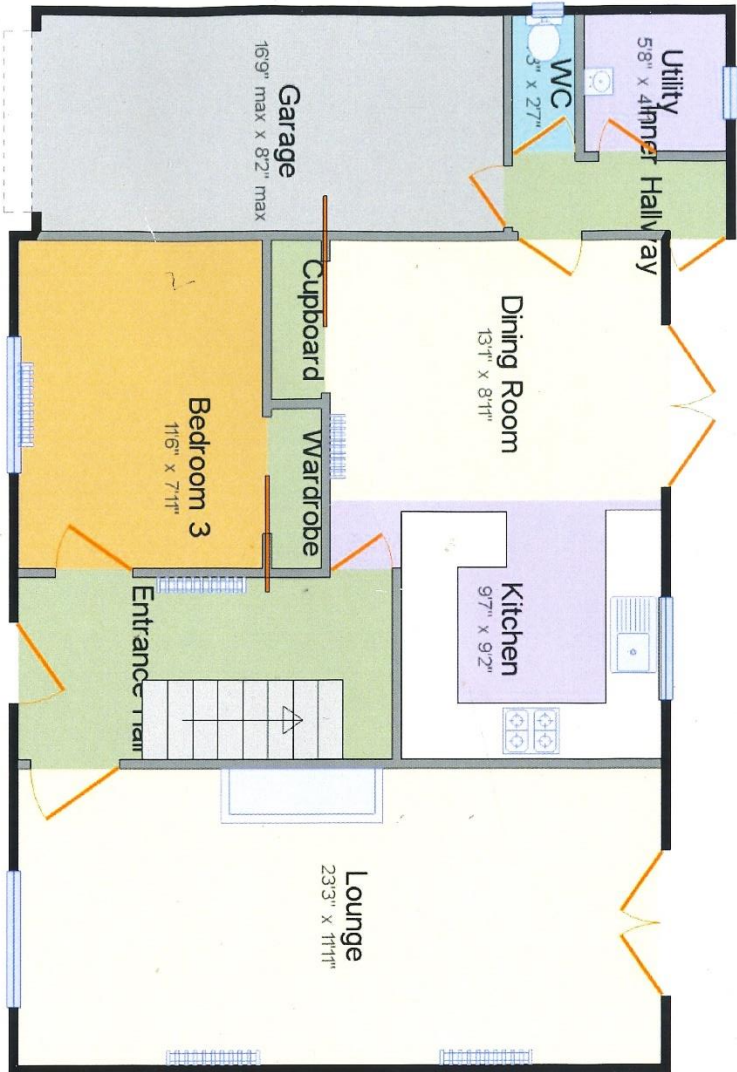
This property has been rated as E (53) with a potential rating of B (33).

## AGENTS NOTE

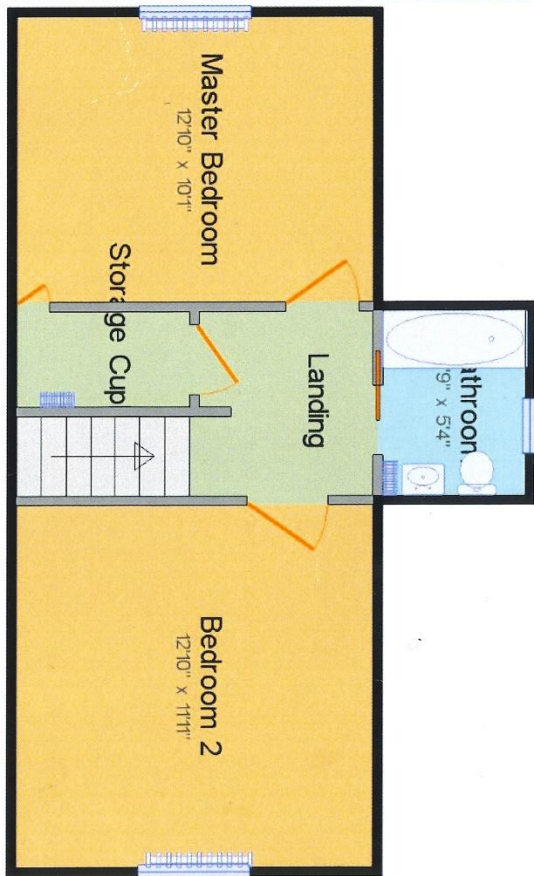
This property is rated as Council Tax Band C.







**Ground Floor**



**1st Floor**