

# ferguson young

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## £425,000

*Bellevue, Redruth, TR15 1LF*



- FOUR DOUBLE BEDROOMS
- LOUNGE & DINING ROOM
- 35FT X 11FT GAMES ROOM
- GARAGE AND MULTIPLE PARKING
- ENCLOSED LARGE REAR GARDEN
- POTENTIAL FOR AN ANNEXE
- SECLUDED SETTING
- COUNCIL TAX D EPC C

A spacious Four Bedroom Family Home located in a quiet residential road yet within easy reach of local schools, shopping facilities and transport links. Situated at the end of its own driveway the property occupies a secluded position and has parking for numerous vehicles and a well maintained good sized garden to the rear. This property must be viewed to fully appreciate the well-proportioned accommodation on offer including a 35ft x 11ft games room which has the potential to be converted to a self-contained annexe. The accommodation briefly comprises of:- Entrance Porch, Entrance Hall, Lounge, Kitchen, Dining Room, Games Room, Two Ground Floor Double Bedrooms, Bathroom with separate Shower Cubicle, Separate WC and to the first floor Two Double Bedrooms, WC and walk in attic storage. There is driveway parking for up to eight vehicles in addition to the tandem garage. The property is warmed by gas central heating and is double glazed. EPC: C. Council Tax D.



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Approached via a tarmac driveway leading to a UPVC door opening to:-

## ENTRANCE PORCH

There is a double glazed window to the front and a glazed UPVC door opening to:-

## ENTRANCE HALL

There are door to all main rooms, radiator and a built in storage cupboard.

## KITCHEN

16'0" x 9'6" (4.88m x 2.90m)

A modern kitchen comprising of a range of eye level and base units with work surface over and tiled splashbacks, inset single bowl stainless steel sink with side drainer, eye level gas oven, inset gas range hob with extractor over, built in microwave, integrated fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, pantry cupboard, double glazed window to the front, door opening to the garage.

## DINING ROOM

14'2" x 12'0" (4.32m x 3.66m)

A spacious dining room with ample room for a dining table, stairs rising to the first floor with storage area below, door to games room and opens to:-

## LOUNGE

20'3" x 12'0" (6.17m x 3.66m)

A well-proportioned room with double glazed windows to the front and side, two radiators and a TV aerial point.

## GAMES ROOM

34'10" x 11'3" (10.62m x 3.43m)

There are doors to both side and rear of the property, skylight window and a double glazed window to the rear and two radiators. This room offers potential to be converted to a self-contained annexe.

## BEDROOM ONE

12'3" x 11'9" exc depth of wardrobes (3.73m x 3.58m)

A good sized double bedroom with built in wardrobes to one wall, radiator and a double glazed window to the rear.

## BEDROOM TWO

12'2" x 7'7" (3.71m x 2.31m)

A useful occasional double bedroom with a built in wardrobe, radiator and double glazed window to the rear.

## BATHROOM

9'11" x 6'0" (3.02m x 1.83m)

A modern suite comprising of a panel bath, separate quadrant shower enclosure with thermostatic shower over, wash hand basin set in a vanity unit, chrome ladder type towel rail, fully tiled walls and an obscured double glazed window to the side.

## SEPARATE WC

There is a hidden cistern WC, wash hand basin set in a vanity unit, fully tiled walls and an obscured double glazed window to the side.

## FIRST FLOOR

### LANDING

There are doors to both bedrooms on this floor and the Cloakroom/WC

### BEDROOM THREE

20'0" x 9'6" (6.10m x 2.90m)

A spacious double bedroom with built in wardrobes, radiator and a double glazed window to the front affording far reaching views to Carn Brea including the castle and monument.

### BEDROOM FOUR

13'0" x 11'6" (3.96m x 3.51m)

A spacious double bedroom with built in wardrobes to one wall, radiator and a double glazed window to the front affording far reaching views to Carn Brea including the castle and monument.

### CLOAKROOM/WC

There is a low level flush WC, pedestal mounted wash hand basin, extractor, chrome ladder type towel rail and a door to:-

### ATTIC AREA

There is good head room with ample storage and it leads to a further storage area where the gas combi boiler is installed. The main area has potential to be converted to a first floor bathroom or shower room.

### SIDE GARDEN

There is an area to the side which has gated access to the front of the property and has been laid to gravel for ease of maintenance.

### REAR GARDEN

A large rear garden bounded by fencing and walling with good sized fish pond, sun terrace, lawned area, further gravelled seating area, tree and shrub planting and outside tap.

### GARAGE AREA

40'4" x 9'4" (12.29m x 2.84m)

A tandem garage with door to the kitchen and rear garden, up and over door, power, light and opens to:-

### WORKSHOP AREA

18'4" x 8'9" (5.59m x 2.67m)

A useful area which could be used as a workshop and has a WC.



## ENERGY EFFICIENCY RATING

This property has been rated as C (76) with a potential rating of B (83).

## AGENTS NOTE

All mains services are connected to the property. The property is of standard block construction and has a clear concrete screening test carried out in 2024. A mining investigation took place in 2024 and had a clear result. Council Tax Band D. There is mobile coverage from all major networks (source Ofcom). Broadband speeds 7Mbps Standard and 1800Mbps Ultra-fast (source Ofcom).





## Ground Floor



## First Floor

Total floor area 252.1 sq.m. (2,713 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.