

# ferguson young

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## £377,500

*Park Rosmoren, Treleigh, Redruth, TR16 4FF*



- THREE DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- MASTER EN-SUITE
- PARKING FOR FIVE VEHICLES
- ENCLOSED REAR GARDEN
- IMMACULATE PRESENTATION
- VIEWING ESSENTIAL
- GCH & UNDERFLOOR HEATING

An immaculately presented Three Double Bedroom Family Home conveniently situated on the outskirts of Redruth in the Treleigh School catchment area and with easy access to the A30 and local public transport links. The property is warmed by gas central heating with underfloor heating to the ground floor. There is off road parking for up to four vehicles in addition to the attached garage which also contains a Utility area. There is an enclosed garden to the rear creating a safe environment for children and pets alike. The accommodation comprises of:- Entrance Hall, Cloakroom/WC, Kitchen/Breakfast Room, Lounge/Dining Room and to the first floor Master Bedroom with En-suite Shower/WC, Two further Double Bedrooms and a Family Bathroom/WC. There are views towards the North Cornish Coast from the Master Bedroom. Viewing is highly recommended to fully appreciate the quality and scale of the accommodation on offer.



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Approached by a ramped access leading to a UPVC front door opening into:-

## ENTRANCE HALL

There are doors to all ground floor rooms, built in storage cupboard, stairs rising to the first floor and underfloor heating.

## CLOAKROOM/WC

A modern suite comprising of a close coupled WC, pedestal mounted wash hand basin, double glazed obscure window to the front and underfloor heating.

## KITCHEN/BREAKFAST ROOM

14'5" x 10'6" (4.39m x 3.20m)  
A good sized kitchen/breakfast room with island seating for up to 6 people. The kitchen comprises of a range of eye-level and base units with work surface over, tiled splashbacks, inset one and a half bowl resin sink with side drainer, gas hob with built in electric oven below and extractor over, integrated dishwasher, space for an upright fridge freezer, double glazed window to the front and underfloor heating.

## LOUNGE/DINING ROOM

22'5" x 15'4" (6.83m x 4.67m)  
A well-proportioned room with ample room for seating and dining. There are double opening patio doors leading out to the sun terrace, a double glazed window to the rear, built in under stairs cupboard and underfloor heating.

## FIRST FLOOR

### LANDING

There are doors to all bedrooms and the family bathroom, a double glazed window to the side, built in airing cupboard and a loft access hatch.

### MASTER BEDROOM

15'7" x 13'6" (4.75m x 4.11m)  
A spacious master bedroom with built in wardrobes to one wall, radiator, TV aerial point, a double glazed window to the front affording far reaching views to the North Cornish Coast and a door to:-

### EN-SUITE SHOWER ROOM/WC

There is a glass shower enclosure with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, fully tiled walls, extractor and a ladder type chrome towel rail.

### BEDROOM TWO

12'10" MAX x 11'5" (3.91m x 3.48m)  
A well-proportioned second double bedroom with a double glazed window overlooking the rear garden, TV aerial point and a radiator

### BEDROOM THREE

10'7" x 9'6" (3.23m x 2.90m)  
A good sized third double bedroom with a double glazed window overlooking the rear garden, TV aerial point and a radiator.

### BATHROOM/WC

11'1" MAX x 7'7" (3.38m x 2.31m)  
A generous bathroom with a panel bath with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, obscure double glazed window to the front, extractor and chrome ladder type towel rail.

### OUTSIDE

### GARAGE

20'2" x 9'9" (6.15m x 2.97m)  
A single garage with up and over door, power, light and plumbing, eaves storage, wall mounted gas combi boiler and to the rear of the garage a utility area with plumbing for a washing machine, further utility space and sink and a pedestrian door to the rear.

### SIDE GARDEN

Bounded by fencing and gravelled for ease of maintenance. Timber shed.

### REAR GARDEN

Bounded by fencing with tree planting to the boundary creating a safe and private space. Mainly laid to lawn with a good sized sun terrace area. There is a pedestrian gate to the side leading to the front of the property.

### OFF ROAD PARKING

There is tarmac off road parking to the front for up to four vehicles.

### AGENTS NOTE

This property is banded as Band C for Council Tax. All mains services are connected. Coverage from all Mobile providers (source Ofcom). Broadband speeds up to 4Mbps Standard, 80Mbps Superfast and 1000Mbps Ultrafast (source Ofcom).

### ENERGY EFFICIENCY RATING

This property has been rated as B (84) with a potential rating of A (93).

