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Trevarth View,
Lanner Moor, Lanner, Redruth

£495,000

Freehold







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Property Introduction

Situated on the Falmouth side of Lanner, this detached executive style home offers generous family size accommodation.

The house, which will benefit from a ten year Buildzone warranty, offers spacious open plan living with the lounge/dining area enjoying views over the rear garden. There is a well appointed contemporary style kitchen, utility room and an integral garage. On the first floor there are four double size bedrooms with the principal bedroom featuring an en-suite whilst the family bathroom has a 'Jack and Jill' arrangement with bedroom four.

Designed to be energy efficient there is air source heating with underfloor heating to the ground floor and radiators to the first floor. To the outside there is an open plan lawned garden to the front with a brick paviour driveway giving parking for two vehicles if required and leading to the integral double garage which features an electric vehicle charging point. The rear garden benefits from an extensive patio which is ideal for outside entertaining and the remainder of the enclosed garden is lawned.

Location

Located on the Falmouth side of Lanner, Trevarth View is within a convenient commuting distance to Redruth and the city of Truro which is noted for its eclectic mix of local and national shopping outlets. Falmouth on the south coast, which is Cornwall's university town and is recognised as a haven for sailing and water sports together with a mix of independent shops, cafes and restaurants, is also within a commuting distance.

The A30 trunk road is accessed to the north of Redruth which is within three and a half miles and Redruth benefits from a mainline Railway Station linking with London Paddington and the north of the country. Local shopping facilities are available in the village of Lanner and there is a choice of Public Houses and a bakery.

ACCOMMODATION COMPRISES

Composite double glazed door with side screen opening to:-

HALLWAY

Featuring turning oak stairs to the first floor with a storage cupboard beneath. Laminate flooring and doors off to:-

WC

Double glazed window to the front. Concealed cistern WC with combined vanity wash hand basin. Laminate flooring.

OPEN PLAN LOUNGE/DINER

LOUNGE AREA 29' 5" x 17' 2" (8.96m x 5.23m) maximum measurements

uPVC double glazed patio door the rear and uPVC double glazed

bi-fold doors to the rear. Laminate flooring, integrated spotlighting and infotainment point. Wide squared archway through to:-

KITCHEN AREA 11' 8" x 9' 6" (3.55m x 2.89m)

Double glazed window to the front. Fitted with a contemporary style charcoal grey range of eye level and base units with square edged composite working surfaces arranged to form a breakfast bar and partial room divider. Inset colour coordinated sink unit with mixer tap, built-in eye level oven with microwave oven over, inset ceramic hob with stainless steel and glass hood over, integrated fridge, freezer and dishwasher. Extensive ceramic tiled splashbacks and inset spotlighting.

UTILITY 7' 6" x 5' 10" (2.28m x 1.78m) plus door recess

Double glazed window to front. Fitted with a range of eye level and base units having a range of square edge working surfaces and incorporating a composite sink unit with mixer tap. Extensive ceramic tiled splashbacks, laminate flooring and space and plumbing for an automatic washing machine. Door to integral garage.

FIRST FLOOR LANDING

A central landing with glass balustrade and featuring a triangular shaped window over the entrance doorway. Airing cupboard with copper cylinder and vertical panel oak doors open off to:-

PRINCIPAL BEDROOM ONE 12' 9" x 10' 7" (3.88m x 3.22m) plus door recess

Double glazed bi-fold doors opening on to the rear with a Juliet balcony. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Featuring a concealed cistern WC with vanity wash hand basin incorporating a mixer tap. Recessed shower enclosure with plumbed rain head shower, full ceramic tiling to walls and floor and towel radiator. Inset spotlighting.

BEDROOM TWO 11' 8" x 11' 6" (3.55m x 3.50m)

uPVC double glazed window to the front enjoying a rural outlook. Radiator.

BEDROOM THREE 11' 9" x 10' 0" (3.58m x 3.05m)

uPVC double glazed window to the front enjoying a rural outlook. Radiator.

BEDROOM FOUR 14' 1" x 10' 0" (4.29m x 3.05m)

Double glazed window to the rear. Radiator. Door to:-

JACK AND JILL FAMILY BATHROOM

Double glazed 'Velux' skylight to rear. Fitted with a vanity wash hand basin incorporating a concealed cistern WC, double end bath with central fill and shower attachment and quadrant over size shower enclosure with plumbed rain head shower. Full ceramic tiling to walls and floor and towel radiator. Inset spotlighting. Door to hallway and bedroom four.

OUTSIDE FRONT

To the front there is an open plan garden which is laid to lawn and to one side one will find a brick paviour driveway giving parking for two vehicles and leading to the integral garage. Pedestrian access leads to either side of the property.

INTEGRAL GARAGE 16' 1" x 15' 11" (4.90m x 4.85m) maximum measurements

Composite double glazed door and window to rear. Automatic door to front. There is power and light connected together with an electric vehicle charging point.

REAR GARDEN

The rear garden is enclosed, features an extensive paved patio to the rear of the property and steps lead up to the remainder of the garden which is laid to lawn. External water supply and 'Dakin' air source heat pump.

SERVICES

The property benefits from mains metered water, mains drainage and mains electricity and BT Ultra-fast full fibre connection.

AGENT'S NOTES

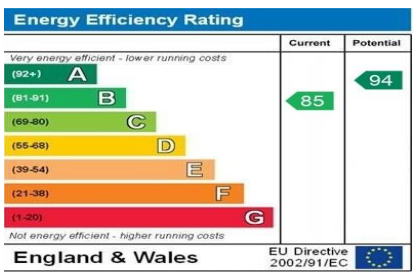
Please be advised the property is Council Tax band 'E'. Please note, some internal images have been furnished with the use of CGI.















MAP's top reasons to view this home

- Brand new detached four bedroom house
- Two en-suites (one Jack and Jill style)
- Generous open plan living space
- Quality fitted kitchen with integrated appliances
- Utility room
- Full double glazing
- Energy efficient Air Source heating (underfloor to ground floor)
- Integral double garage with EV charging point
- Gardens to front and rear
- 10 year Buildzone warranty

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