



- Detached House
- Three Double Bedrooms
- En-Suite Shower Room
- Ample Parking

Prospect House, Sparnon Gate, Redruth, TR16 4JB

£385,000

This detached residence which offers spacious accommodation throughout and is conveniently located for local beaches and facilities. The internal accommodation briefly comprises: Entrance porch, hallway with cloakroom, lounge which is a dual aspect room with feature fireplace housing a wood burning stove. The kitchen diner has extensive range of units with appliances, utility room. To the first floor is the galleried landing, master bedroom with en-suite shower room and dressing room, two further double bedrooms and the bathroom which contains a freestanding roll top bath, double shower unit. There is a driveway and the gardens.



Property Description

DESCRIPTION

This detached residence which offers spacious accommodation throughout is conveniently located for local beaches. The internal accommodation briefly comprises: Entrance porch, hallway with cloakroom, lounge which is a dual aspect room with feature fireplace housing a wood burning stove. The kitchen diner has extensive range of units with appliances which include dual fuel Rangemaster range style oven with electric oven and gas hob, dishwasher and integrated fridge/freezer, and the ground floor is completed by the utility room. To the first floor is the galleried landing, master bedroom with en-suite shower room and dressing room, two further double bedrooms and the bathroom which contains a freestanding roll top bath and additional double shower unit. There is a generous brick paved double width driveway and the gardens, which are predominantly to the side and rear, are enclosed, enjoy an excellent degree of privacy and laid mainly to lawn, along with an extensive patio/sitting area to the rear. In addition, a useful detached workshop/store is located to the rear of the property.

LOCATION

Sparron Gate is very conveniently located approximately 2 miles from the A30 junction giving excellent access throughout the remainder of the county. The nearby popular golden sand beaches at Portreath and Porthtowan are approximately 3 miles distant and there are excellent local facilities at the nearby village of Illogan as well as in Redruth town centre itself which also provides mainline rail link through to London Paddington. Truro, the cathedral city and main retail, recreational and educational centre for the county is approximately 10 miles distant whilst Newquay Airport is approximately 25 miles distant.

ENTRANCE PORCH

With coat hanging facility.





HALLWAY

Stairs rising to first floor.

CLOAKROOM/WC

With low level w/c and wash hand basin.

LOUNGE

19' 4" x 16' 4" (5.9m x 5.0m) A delightful dual aspect room with French double glazed doors leading out to the extensive rear patio area and a purpose built feature fireplace with a multi fuel stove/log burner. A reclaimed beam has been utilised above the fireplace which also has a local Delabole slate hearth. There are timber architraves and matching window sills which complement the wonderful wooden floor.



KITCHEN/DINER

19' 4" x 16' 4" (5.9m x 5.0m) Wonderful family and entertaining space which has a range of solid oak kitchen units with Corian work surfaces and inset single drainer sink unit with swan neck mixer tap, matching central island with breakfast bar and recess housing a fabulous range style Rangemaster oven with gas hob and electric ovens. Further integrated appliances include a recently installed AEG fridge/freezer and Neff dishwasher.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer and door leading out to the rear garden.



FIRST FLOOR LANDING

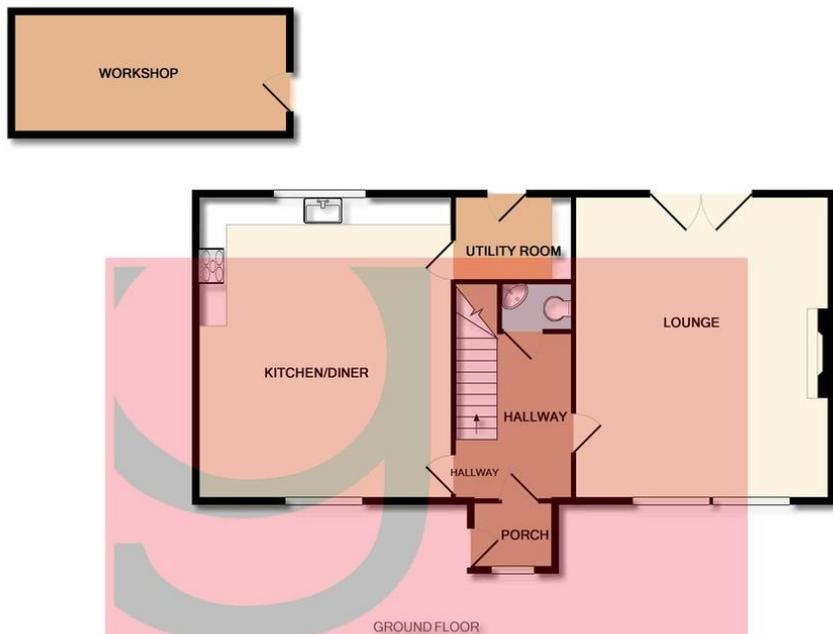
A large landing area with window to front.

MASTER BEDROOM

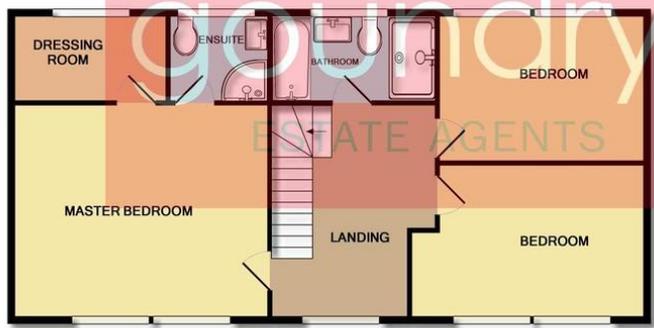
16' 4" x 13' 9" (5.0m x 4.2m) With window to front enjoying views over the countryside

EN-SUITE SHOWER ROOM

Contemporary shower cubicle, wash basin with vanity storage below and wall hung low level wc with concealed cistern.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DRESSING ROOM
 10' 2" x 5' 6" (3.1m x 1.7m) Fitted wardrobes.

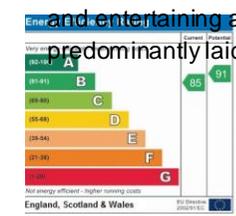
BEDROOM
 13' 5" x 9' 6" (4.1m x 2.9m)

BEDROOM
 13' 5" x 9' 10" (4.1m x 3.0m) With views towards the North Cornwall coast.

BATHROOM
 Containing a white suite with freestanding claw foot bath and contemporary mixer tap over, large wash basin with vanity storage below and wall hung wc with concealed cistern. Separate twin shower unit with powered shower and heated towel rail.

DETACHED WORKSHOP
 Of single garage dimensions with power and light connected. Personnel door which leads into the garden area.

REAR GARDEN
 The rear garden affords an excellent degree of privacy with high walled surround and has an extensive paved seating and entertaining area which extends into the garden which is predominantly laid to lawn. Pedestrian access gate leads out



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