

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£345,000

11 Clijah Close, Redruth, TR15 2NS



- TWO DOUBLE BEDROOMS
- LOFT ROOM
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- GARAGE & PARKING
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- SOUGHT AFTER AREA

A well-presented Two Double Bedroom, Three Reception Room, Detached Bungalow in one of Redruth's most popular residential areas, close to town and transport links yet set in a quiet select cul-de-sac. The accommodation is of good proportions, having been extended to the rear, and boasts a good sized rear garden with a good degree of privacy. There is a garage in addition to the two off street parking spaces. The property is double glazed and warmed by night store heating. The accommodation comprises of: - Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room, Utility Room, Two Double Bedrooms, Bathroom/WC and a Loft Room which could be used as further accommodation. An early appointment to view is highly recommended as properties in this road are rarely available. EPC: G.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

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

ENTRANCE HALL

There are doors to all main rooms, built in cupboard housing the hot water cylinder, further built in cupboard with access to the loft room. Night store heater and telephone point.

LOUNGE

20'0" x 11'1" (6.10m x 3.38m)

A well-proportioned light and airy room with a feature fireplace with inset electric fire, sliding patio doors to the Sun Room, door to the dining Room, two night store heaters, telephone point and TV aerial point.

DINING ROOM

12'5" x 7'7" (3.78m x 2.31m)

A useful sized dining room with a night store heater and opens to:-

KITCHEN

12'5" x 4'10" (3.78m x 1.47m)

There is a range of eye level and base units with work surface over, tiled splashbacks, space for a free standing electric cooker, breakfast bar, inset one and a half bowl stainless steel sink with side drainer, space for an under counter fridge, extractor, double glazed windows to the rear and side. Door to:-

SUN ROOM

13'5" x 12'12" (4.09m x 3.96m)

A generously proportioned room with part polycarbonate roof, double opening patio doors to the garden, and a telephone point. Door to:-

UTILITY ROOM

7'11" x 4'10" (2.41m x 1.47m)

There is plumbing for a washing machine, space for an upright fridge freezer, further utility space, work surface with inset single bowl stainless steel sink, built in shelved storage and cupboard and a double glazed window to the rear.

BEDROOM ONE

12'4" x 10'0" (3.76m x 3.05m)

A generously sized main bedroom with a double glazed window to the front, night store heater and telephone point.

BEDROOM TWO

10'10" x 9'11" (3.30m x 3.02m)

A good sized second double bedroom with a double glazed window overlooking the rear garden, electric panel heater and a telephone point.

BATHROOM/WC

7'10" x 6'11" (2.39m x 2.11m)

A modern suite comprising of a panel bath with electric shower over, close coupled WC/ wash hand basin set in a vanity unit, night store heater, and wall mounted fan heater and a double glazed window to the front.

LOFT ROOM

18'1" x 6'7" (5.51m x 2.01m)

A useful addition to the main accommodation and accessed via a concealed ladder. There are two Velux type double glazed windows to the rear affording views towards Carn Brea, ample space for bedroom furniture and a door opening to a further boarded loft storage area.

OUTSIDE

FRONT GARDEN

The front garden is bounded by walling and fencing, mostly laid to lawn with some delightful shrub, flower, tree and herb planting. There is gated access to both sides leading to the rear garden.

REAR GARDEN

Of good proportions and mostly laid to lawn with a child summerhouse, seating area with awning, timber shed, greenhouse and borders with shrub flower, climbers and tree planting.

GARAGE

19'3" x 9'0" (5.87m x 2.74m)

A single garage with up and over door, workbench, power, light, skylight window and side pedestrian access.

OFF STREET PARKING

There is off street parking for two vehicles on the driveway.

AGENTS NOTE

We understand that the Council Tax band is Band C.

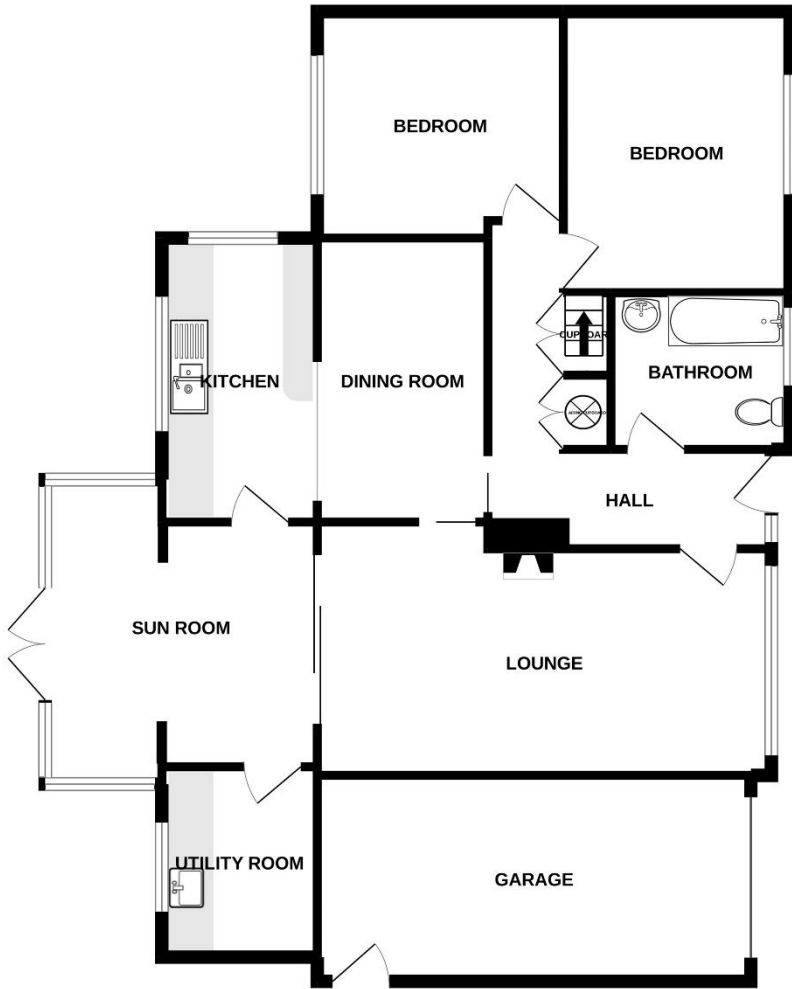
We understand that the property is not connected to the main drain and utilises a septic tank.

ENERGY EFFICIENCY RATING

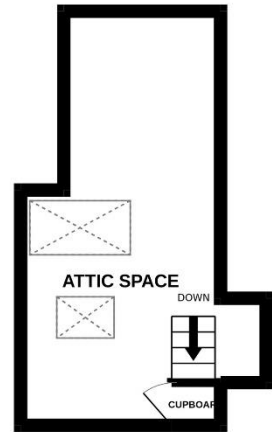
This property has been rated as G (17) with a potential rating of D (60).



GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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