

## NEW BUNGALOW ADJOINING LIS FANTASIA, BELL VEOR, LANNER, REDRUTH, TR16 6AN



- BRAND NEW DETACHED HOME
- SUPERB LOCATION
- LUXURY LIVING STANDARDS
- FOUR BEDROOMS (TWO EN-SUITE)
- LARGE LOUNGE/DINING/  
FITTED KITCHEN
- DOUBLE GARAGE

**GUIDE PRICE £395,000**

Nestling in an enviable location, this presents an unusual opportunity to acquire a superbly appointed new detached bungalow with a ten year warranty. Carefully constructed with the latest energy saving devices such as spot lighting, solar panels and a pressurised oil fired central heating system, this home should appeal to the discerning family looking for a quality home. To the first floor there are two bedrooms, both with en-suite facilities having dormer windows overlooking Carn Marth. There is also a further storage facility and a walk-in wardrobe. The ground floor hallway leads through to a magnificent lounge/dining room and then onto a very well fitted kitchen. The whole room has overall dimensions of 11m with a dual aspect and patio doors leading to the garden. The kitchen itself comes with a range of appliances and plenty of storage facilities with both eye level and base units. There is a double oven, a microwave, an induction five ring hob, a fridge/freezer and a dishwasher. There are two further ground floor bedrooms together with a luxuriously appointed family bathroom. The utility room also has a fitted washer/dryer in addition to the units. The property is fully wired for broadband with points in the majority of rooms and the utility room has an area ready for the hub with all the necessary connections. The double garage is securely sealed using two single electrically operated roller doors. The property is of course fully double glazed and internal doors are of the latest oak style. Externally a paved driveway provides plenty of extra parking and turning facilities. The gardens are fully enclosed, basically triangular with a further area to one side. Bell Veor is a respected dormitory part of the village and gives access to open countryside and of course the village itself has a good range of shops, public houses and regular bus services. It also has a much respected primary school. For the commuter, Truro and Falmouth are within approximately eight miles and Redruth itself is some three miles distant. Main line rail facilities are available in the town and the A30 can be accessed within approximately four miles.

To summarise, this is a splendid home that deserves an early inspection and it will be provided with all floor coverings. Naming the bungalow has been left to your own choice.

Please note that all measurements have been taken from plans and must be considered to be approximate.

**ENTRANCE HALLWAY** Approached via a double glazed door and screen and having turning stairs to the first floor with an understairs cupboard and a half landing with a velux window.

**LOUNGE/DINING/FITTED KITCHEN** 11m in length x 5m in width overall (36'1 x 16'4). This is broken down to the **LOUNGE AREA** 7.00m x 5.00m (22'11 x 16'4), **DINING AREA** 4.20m x 2.60m (13'9 x 8'6) and **KITCHEN** 4.20m x 2.70m (13'9 x 8'10).

A magnificent dual aspect room with a patio doors to the outside and an excellent array of ceiling spot lights. The lounge area has two radiators and a further one in the dining area. The kitchen is made by Howdens and has a good array of working surfaces with cupboards and drawers beneath, splash backs and saucepan drawers etc plus complimentary eye level cupboards. There is a peninsular unit and appliances will include a five ring Radiant hob with a wipe clean glass back and a cooker hood above. There is a double oven, a microwave, a dishwasher and a tall unit with a fridge/freezer. Laminate flooring.

**BEDROOM 3** 3.60m x 2.70m (11'9 x 8'10) With a radiator.

**BEDROOM 4** 2.70m x 2.50m (8'10 x 8'2) With a radiator.

**UTILITY ROOM 3.00m x 1.70m (9'10 x 5'6)** Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, a tall cupboard and eye level units. Fitted washer/dryer, a radiator, a side door and laminate flooring. Please note that this room has the main control area for your broadband with points being fitted to the majority of the rooms in the house and the vendor informs us that this is now ready for the hub for connection to the system.

**FAMILY BATHROOM** Luxuriously finished and fully tiled to both the floor and walls. There is a panelled bath with a screen and the latest rain shower. There is an enclosed wash hand basin and a low level wc. Ladder radiator, shaver point and an extractor fan.

## **FIRST FLOOR**

**BEDROOM 1 4.70m average x 4.70m (15'5 x 15'5)** With a recess into the dormer taking advantage of the views towards Carn Marth and surrounding countryside. Radiator.

**EN-SUITE** Full tiling, a velux, a walk-in shower cubicle with a mains shower, an enclosed wash hand basin and a low level wc. Ladder radiator and an extractor fan.

**BEDROOM 2 4.70m average x 4.70m (15'5 x 15'5)** With a recess into the dormer taking advantage of the views towards Carn Marth and surrounding countryside. Radiator.

**EN-SUITE** Full tiling, a velux, a walk-in shower cubicle with a mains shower, an enclosed wash hand basin and a low level wc. Ladder radiator and an extractor fan.

There are **TWO WALK-IN STORE ROOMS**, one of which has a velux and a radiator and could be used as a small study or a child's dressing area.

Please note that the velux windows are the latest style and can be tilted and turned to facilitate external cleaning.

**OUTSIDE** Attached to the property and with internal access is a superbly appointed **DOUBLE GARAGE 5.70m x 6.00m (18'8 x 19'8)** with two well sealed electric roller doors. There is an attic space provided and you will find the controls for the solar panels. To one side is the new Grant oil fired boiler together with a substantial pressurised hot water cylinder. The advantage of this is that you are able to draw water for two to three shower units or basins etc at the same time without the usual loss of pressure. There is paviour driveway leading to the two garages providing turning and parking facilities for several vehicles if so required. The gardens are for the most part to be laid to lawn, are very well enclosed with substantial timber fencing and to one side of the bungalow there is a further rectangular area ideal for the creative plantsman. The gardens have full advantage of the views to the Carn. The solar panels are situated on the roof to the side of the property and there are six units providing 1.5 kilowatts in total.

**DIRECTIONS** From our office in Redruth take the main road towards Falmouth passing through the village of Lanner with the petrol station on your right. Turn right at the crossroads, then right again and follow this road through Bell Veor where the property will be found on the right identified by a For Sale board.

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only.