



## 1 Wheal Prussia Dry

Treleigh, Redruth, TR16 4BG

**£535,000**



This very substantial detached dormer bungalow will have Burnt Larch cladding to the majority of the exterior. There are two first floor bedrooms with a further three to the ground floor with three having an ensuite. There is open plan living with the kitchen having built-in appliances. Engineered oak is provided in the hall, lounge and kitchen and the bedrooms will be carpeted. There is a driveway, a double garage and a garden measuring in excess of 1/4 of an acre.



This presents an excellent opportunity to purchase a very substantial detached dormer bungalow with Burnt Larch cladding to the majority of the exterior. The property will have two first floor bedrooms both with ensuite and three further bedrooms to the ground floor with the master being ensuite. Heating is via a zoned air source pump with underfloor heating on the ground floor and radiators to the 1st floor. There is a substantial lounge area opening to a fitted kitchen with appliances. Engineered oak flooring is provided in the hall, lounge and kitchen, bathrooms will be tiled and the bedrooms carpeted. The air source pump has a feedback tariff of approximately £200 per quarter for the next 6 years. Externally there is a substantial front garden measuring in excess of a 1/4 of an acre and to the rear a driveway leads to a double garage and further parking. There will be a mixture of tarmac and permeable bound gravel. The bungalow is situated in open countryside yet within 2 miles of the town.

### LOUNGE/DINER

25'10" overall x 21'7" overall (7.88m overall x 6.6m overall)  
The fitted kitchen has ample working surfaces and storage facilities. Appliances to include oven, hob, ceiling extractor, a tall fridge/freezer, a washer dryer and a dishwasher. Patio doors will be provided overlooking the garden. There is a breakfast area and engineered oak flooring will be provided and this stretches out to the hall.

### BEDROOM 1

14'6" x 9'3" (4.43m x 2.84m)  
With an ensuite facility

### ENSUITE FACILITY

Tiled cubicle with a mains shower. Wash hand basin. Low level WC. De-mist mirror. Shaver point and full tiling.

### BEDROOM 2

13'11" at widest point x 11'0" (4.25m at widest point x 3.36m)

### BEDROOM 3

11'0" x 9'3" (3.36m x 2.84m)

### FAMILY BATHROOM

Panelled bath, wash hand basin and low level WC. De-mist mirror, shaver point and tiled flooring.

### FIRST FLOOR

### BEDROOM 4

23'6" x 11'1" (7.18m x 3.4m)  
Ensuite facility.

### ENSUITE

Tiled cubicle with a mains shower. Wash hand basin. Low level WC. De-mist mirror. Shaver point and full tiling.

### BEDROOM 5

18'11" x 11'1" (5.79m x 3.4m)  
With ensuite facility.

### ENSUITE

Tiled cubicle with a mains shower. Wash hand basin. Low level WC. De-mist mirror. Shaver point and full tiling.

### OUTSIDE

Tarmac driveway will lead to permeable gravel parking and turning facilities and a double garage. The lawned garden is approaching a 1/4 of an acre and will be enclosed. Exterior lighting will be provided.

Please note all dimensions have been taken from plans and are approximate only.

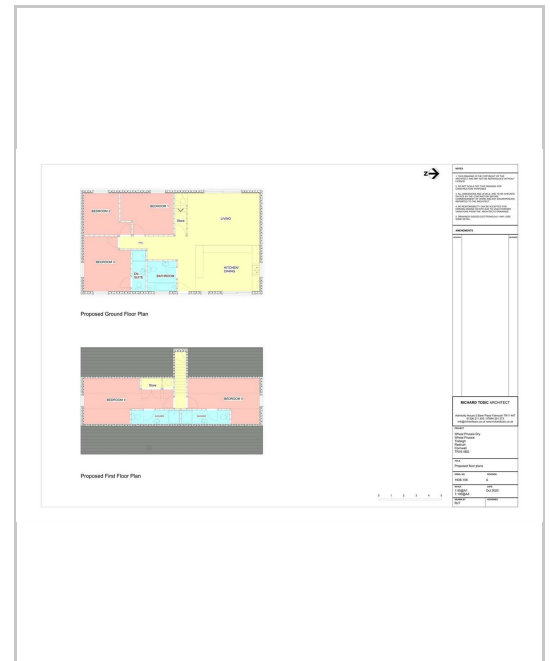
### DIRECTIONS

From Avers roundabout leave the A30 and take the 1st exit towards Scorrier. The property will be found on your left past the animal hospital. Take the second exit identified by a for sale sign. The property will be then found at the bottom of the lane on the left.

## Area Map



## Floor Plans



## Energy Efficiency Graph

