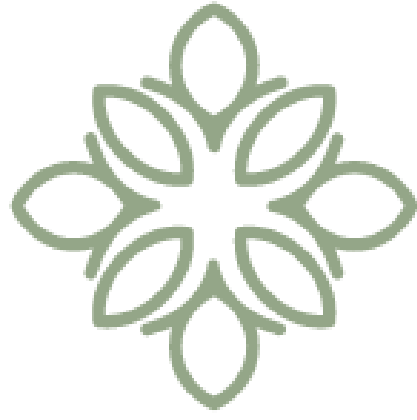




NURSERY
ROW

REDRUTH



NURSERY ROW

Three beautifully appointed energy efficient new homes designed by award winning architects nestled in the beautiful Cornish Town of Redruth

Nursery Row comprises of a range of just 3 houses, with carefully designed exteriors that blend with their surrounding environment. Each offers practical and modern interior living spaces, resulting in stylish homes that remain sympathetic to the local landscape.

The development provides easy access to the historic market centre, supermarkets, restaurants, pubs, a leisure centre, and schools for all ages





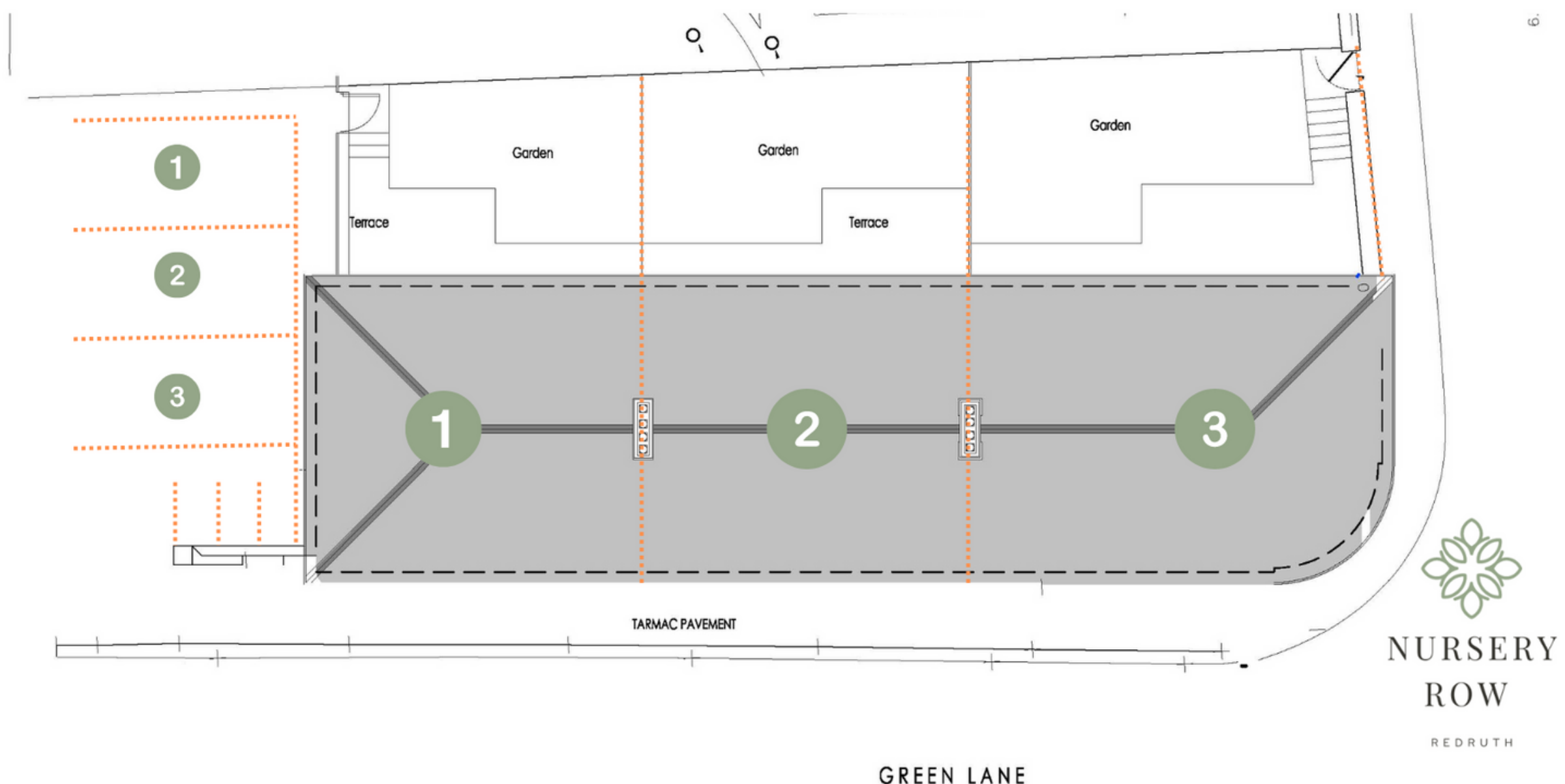
LOCATION

A bustling market town in south-west Cornwall, once a wealthy centre for copper mining. Nearby is Carn Brea, a Neolithic hilltop settlement. A short distance away is the open-air amphitheatre of Gwennap Pit, where John Wesley preached.

HISTORY

The town name comes from Cornish for 'red ford', though in this case its the 'ruth' ending that means the colour red! The original settlement was at Churchtown, near the current church of St Euny. The first settlers mined copper, lead, and tin from the shallow lodes, and the process of extracting the metal ores turned the water red, giving the ford its name. Redruth was little more than a quiet market town before an 18th-century boom in copper demand. Redruth became a wealthy centre of the copper mining industry, and one of the largest mining areas in the country. One reminder of the trade is the Mining Exchange, built in 1880.

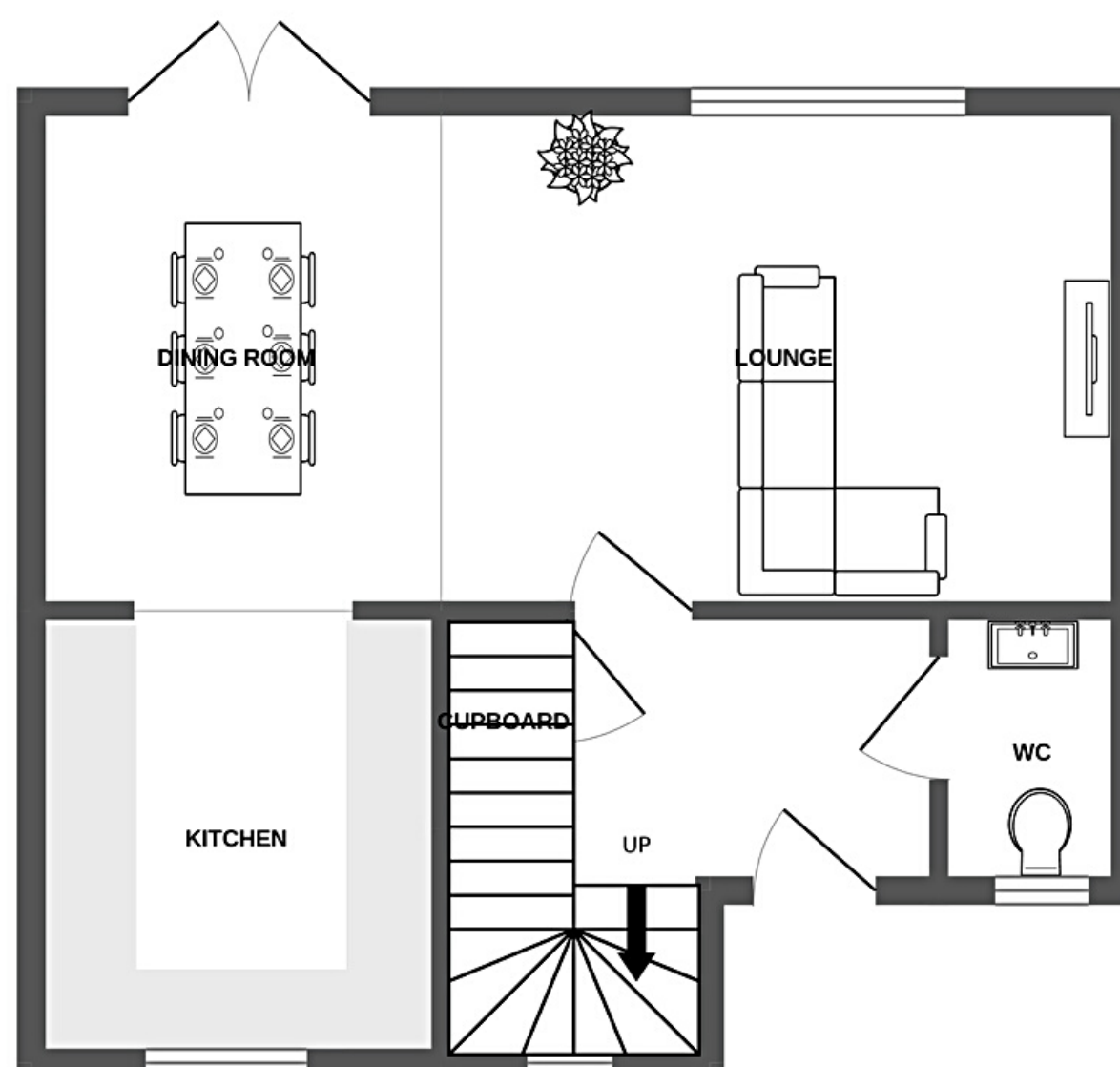
This compact little town supports lovely independent shops along with award winning restaurants and pubs. It truly is a Cornish hidden gem.



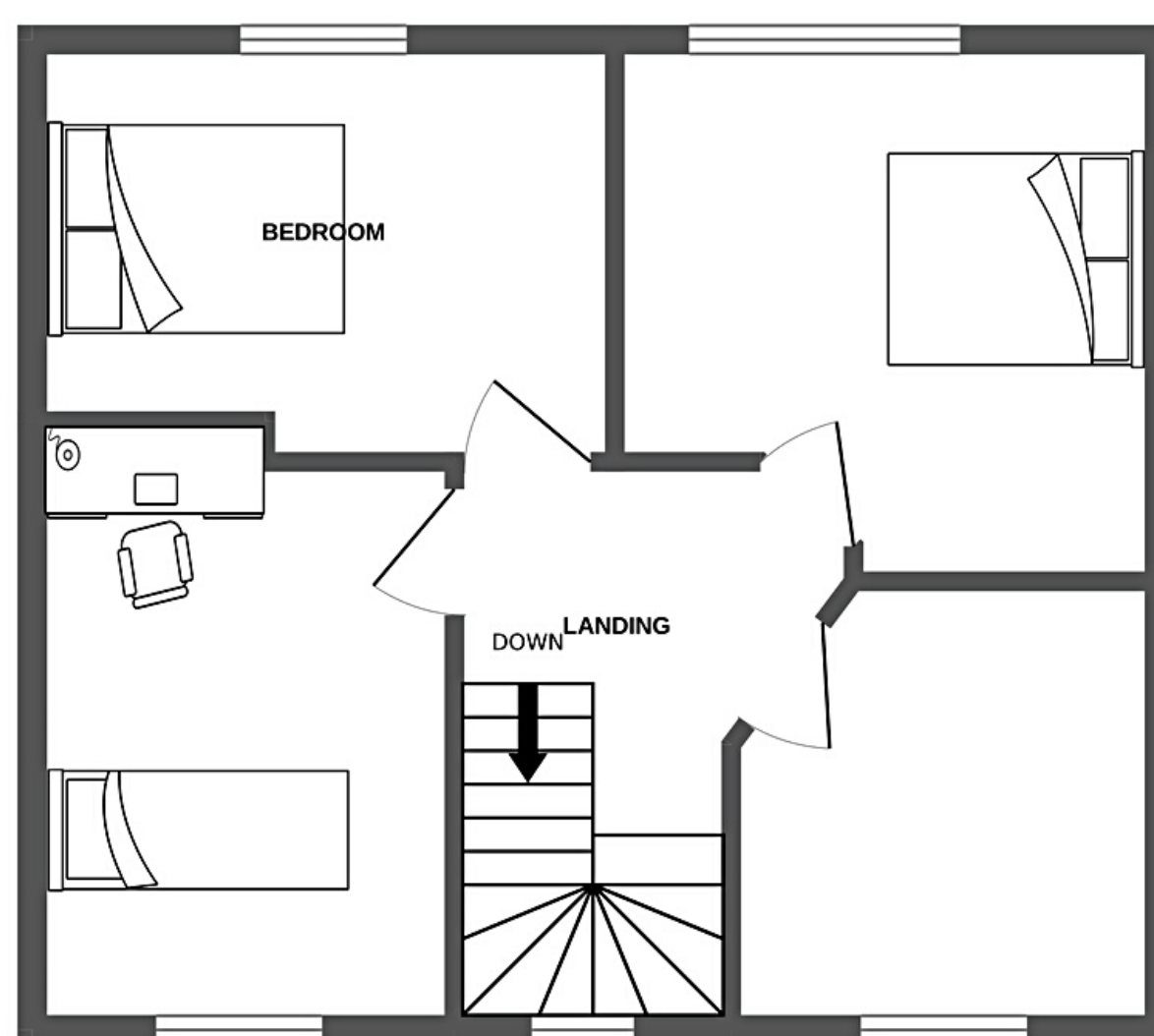
Plans

plots 1 & 2 (mirrored)

GROUND FLOOR



1ST FLOOR



Dimensions

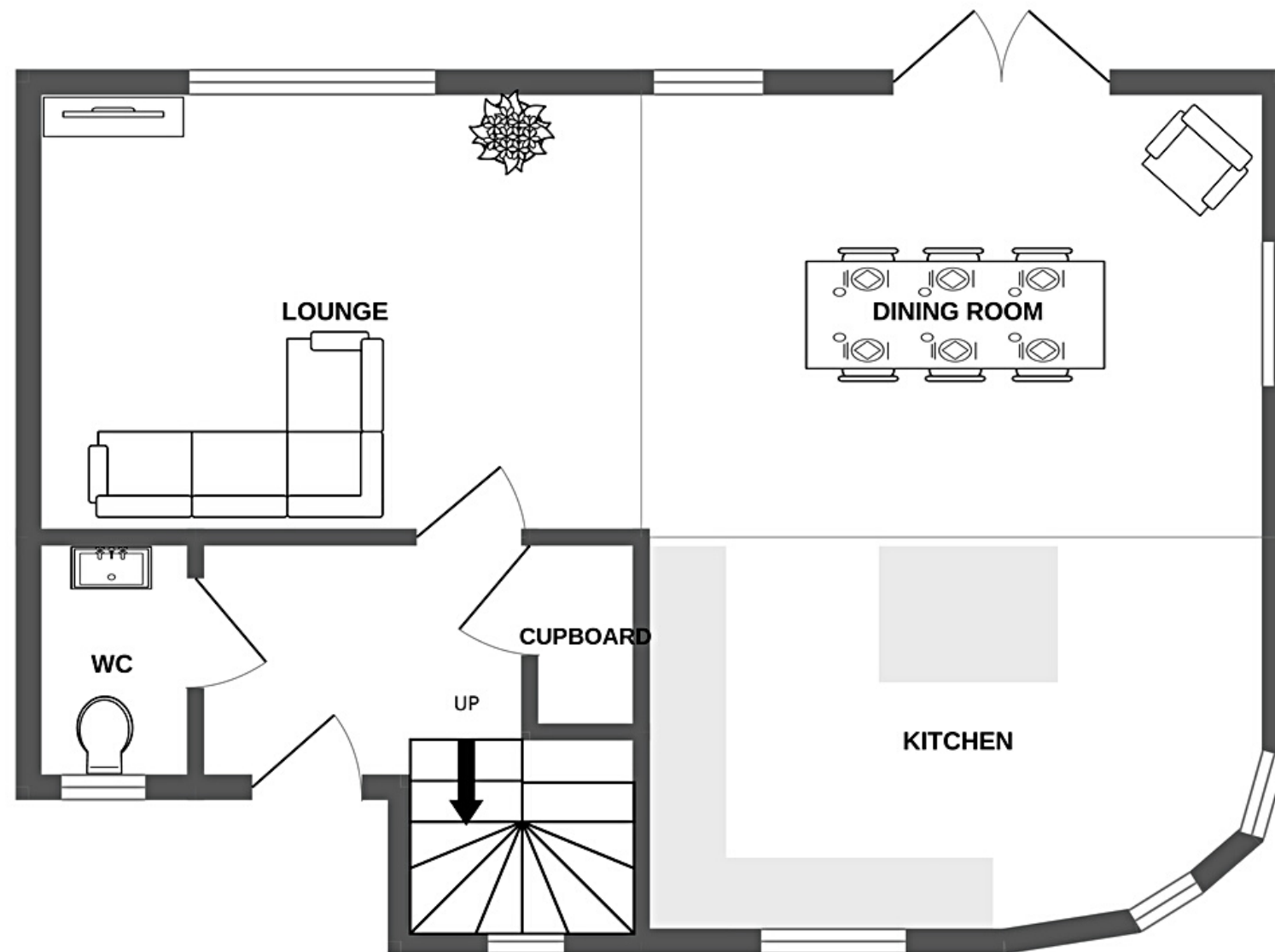
Lounge/diner - 7.5m x 3.5m
Kitchen - 3.0m x 2.8m

Bedroom 1 - 3.5m x 3.4m
Bedroom 2 - 3.0m x 3.7m
Bedroom 3 - 4.0 x 2.9m
Bathroom - 2.6m x 2.5m

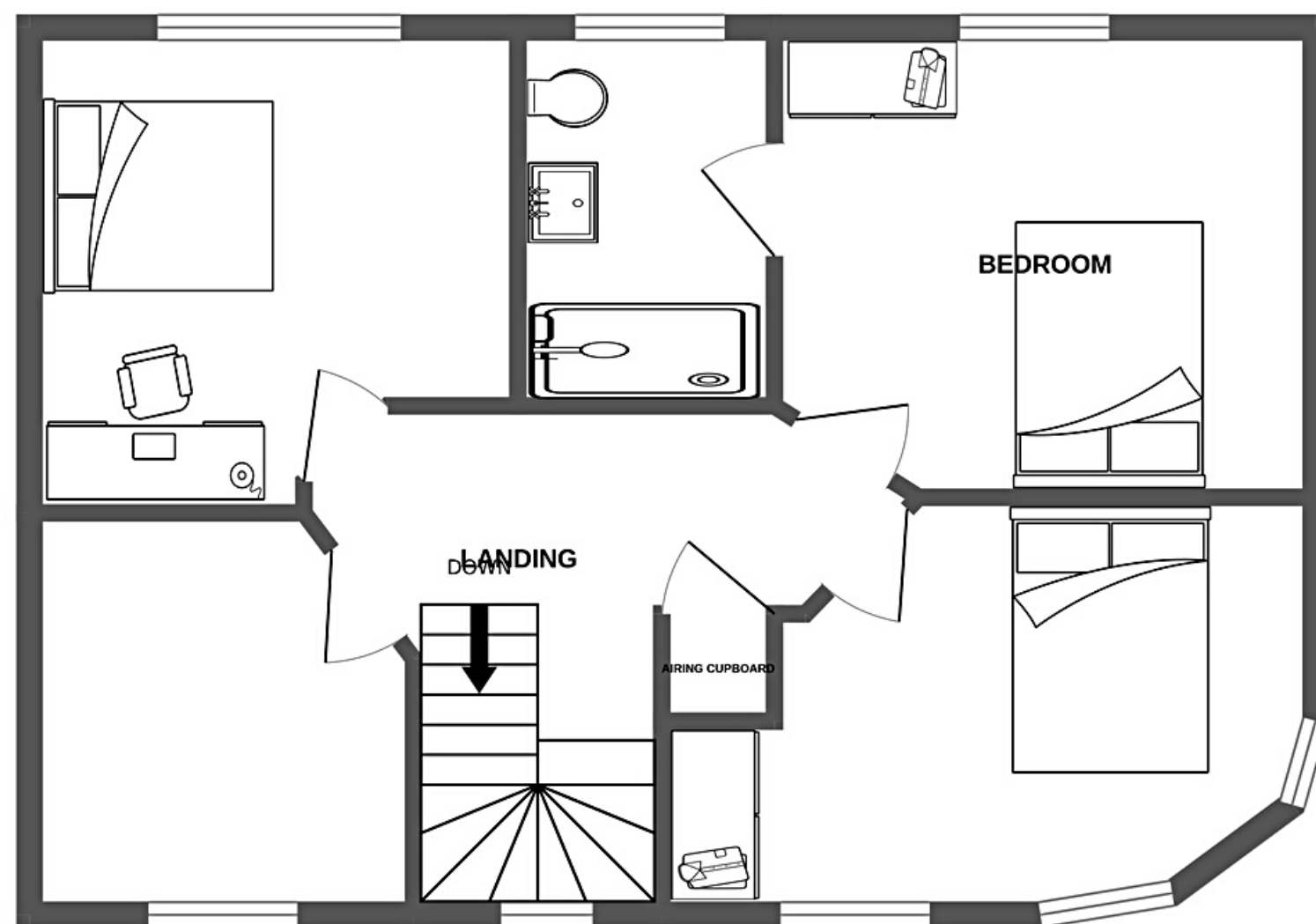
Plans

plot 3

GROUND FLOOR



1ST FLOOR



Dimensions

Lounge/diner - 9.9m x 3.5m
Kitchen - 5.6m x 3.0m

Bedroom 1 - 5.6m x 3.1m
Bedroom 2 - 5.0m x 3.2m
Bedroom 3 - 3.9 x 3.4m

Specification



NURSERY
ROW

REDRUTH

Kitchen

- Fitted kitchen with comprehensive choice of ranges *
- Choice worktops with matching 150mm upstands *
- Black resin one & half bowl sink with mixer taps
- Tiled splashback to cooker hood
- Single Bosch electric oven, ceramic hob and recirculation hood
- Integrated dishwasher
- Fully integrated 70/30 fridge freezer
- Integrated washing machine/washer dryer

Cloakroom

- White sanitaryware with chrome fittings
- Choice of half height wall tiling over basin

Family Bathroom

- White sanitaryware with chrome fittings
- Thermostatic bath/shower mixer valve over bath with screen
- En-suite white sanitaryware with chrome fittings
- Full height tiles within shower cubicle and bath
- Shaver socket

Electrical

- Media point to lounge and master bedroom
- Internet outlet point to all bedrooms
- BT socket with full fibre
- Mains operated smoke detectors with battery back up
- Recessed LED downlighters to kitchen, bathroom and en-suite areas
- Pendant light to cloakroom and bedrooms
- Ring smart door bell push & chime
- External lighting to front door

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish
- emulsioned white Internal woodwork
- Square balustrades painted white
- Square edged skirtings
- Selection of luxury vinyl to halls, kitchen, lounge, diner and bathrooms*
- Selection of quality carpets to bedrooms & stairs *

Heating

- Efficient combi boiler Smart control unit

Wardrobes

- Fitted wardrobes to master bedroom to include hanging rail and blanket shelf

Doors & Windows

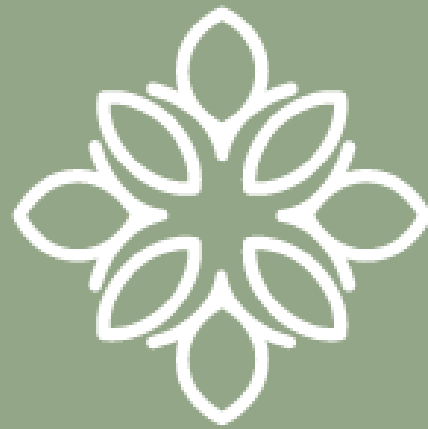
- Front Door: Coloured composite doors
- Patio Doors: Pair of UPVc double glazed French doors
- Internal Doors: White contemporary door with chrome fittings
- Windows: UPVc double glazed vertical sash windows

External

- Turf to rear where applicable
- Fencing to rear garden where applicable (plot specific)
- Textured slabs to patio, entrance & paths
- External tap
- Shared refuse area

*** Specification will vary between house types. Please ask your Sales Executive for details.

† Choices are subject to build stage. †



NURSERY ROW

1-3 Nursery Row
50 Green Lane
Redruth
TR15 1LH

david ball
New Homes

David Ball Agencies
34 East Street
Newquay
Cornwall
TR7 1BH

Sales@dba.estate - 01637 850850

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.