



Clifton Road, Park Bottom, Redruth, TR15 3UA

£425,000

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## Clifton Road, Park Bottom, Redruth, TR15 3UA

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## DESCRIPTION

This superb 3 Bedroom detached bungalow is located within a non estate location within the popular area of Park Bottom in Redruth. The property benefits from having a purpose built detached self contained 1 bedroom annexe which can only be used for family occupation. This offers flexible accommodation for multi generational living. There is a driveway which provides parking for a number of vehicle's, to the rear there is an enclosed rear garden. The accommodation on offer is as follows: The entrance porch is of a good size opening into the well appointed kitchen/breakfast room having integrated appliances which include fridge/freezer, double oven, dishwasher and washing machine. There is an electric hob with extractor fan over. The granite worktops compliment the wall and base units with sink and drainer unit. The lounge is light and airy having views over the front garden. There are 2 double bedrooms both having patio doors opening into the rear garden plus a shower room on the ground floor. On the first floor you will find the 3rd bedroom and W.C. This room is currently being used as another living room. The annexe has an open plan kitchen/ dining/ living space which leads to the bedroom and shower room. There is also a handy utility/storage room. The rear garden is enclosed being laid to lawn with a raised decked area ideal for alfresco dining. The property is warmed by gas central heating and double glazing throughout.



## LOCATION

The village of Illogan offers a range of shopping facilities including a general store/ post office, primary schooling and football

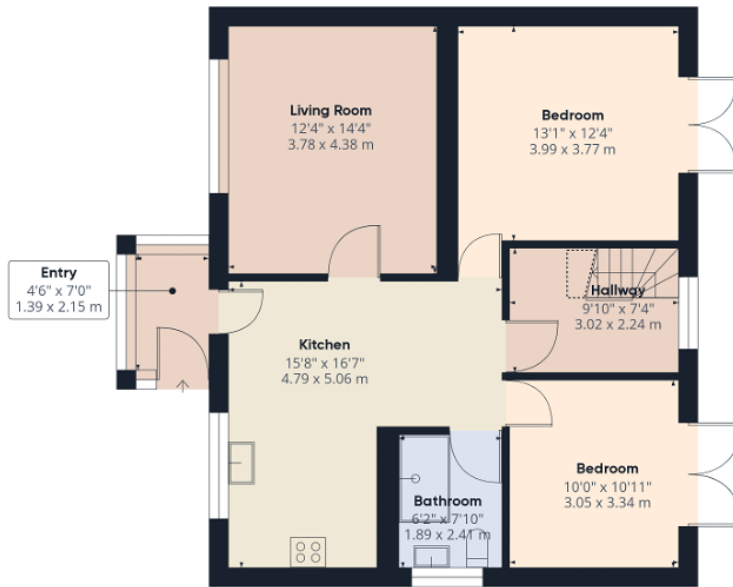


**Kitchen/Breakfast Room**  
5.05m x 4.78m (16'7" x 15'8")

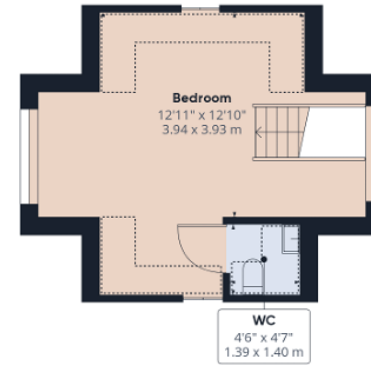
**Lounge**  
4.37m x 3.76m (14'4" x 12'4")

**Bedroom**  
3.99m x 3.76m (13'1" x 12'4")

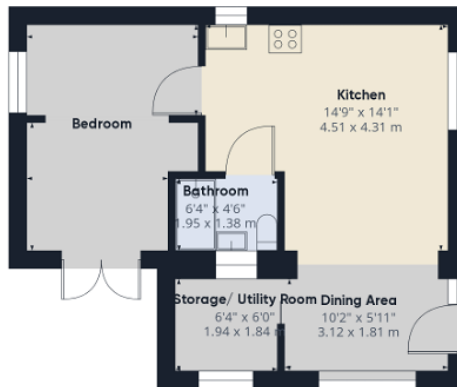




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1575.3 ft<sup>2</sup>

146.35 m<sup>2</sup>

**Reduced headroom**

81.78 ft<sup>2</sup>

7.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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