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**Paynters Lane,  
Illogan, Redruth**

**£405,000  
Freehold**





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## **Property Introduction**

A versatile detached non-estate bungalow well suited for those with a dependent relative. Ideal as a family home, there are three bedrooms with the principal bedroom benefiting from an en-suite shower room. Extended from the original design the generous lounge benefits from French doors opening onto the rear garden, there is a pleasant dining room which overlooks the garden to the front and may well suit those looking for a fourth bedroom. The kitchen/breakfast room has been remodelled and focuses on a gas fired 'Aga' and the family bathroom is contemporary in design.

Well presented gardens lie to both front and rear and there is ample parking on a brick paved driveway. As previously stated the internal layout of the bungalow would make it ideal for those looking to accommodate a dependent relative and offer them a degree of independence.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Richards Lane is within a short distance of Illogan where one will find local shops, a choice of doctor surgeries, pharmacy, local Public House and schooling is also available within a short distance. The nearest major town Redruth is within two and a half miles and here there is a mix of local and national shopping outlets, a Post Office and a mainline Railway Station with direct links to London and the north of England.

Redruth also houses Kresen Kernow which is the largest collection of Cornish history and is a mecca for those researching their past. Portreath on the north coast is within a similar distance, the county town of Truro is twelve miles away and Falmouth, Cornwall's university town on the south coast, will be found within thirteen miles.

## **ACCOMMODATION COMPRISES**

uPVC double glazed patio door opening to:-

### **ENTRANCE VESTIBULE**

Cloak hanging space, door to utility and uPVC double glazed door to hallway.

### **UTILITY 8' 4" x 6' 1" (2.54m x 1.85m)**

Additional storage, space and plumbing for an automatic washing machine and tumble dryer.

## HALLWAY

Three sliding door storage unit incorporating hanging space and shelving and with a 'Worcester' combination gas boiler. Radiator and access to loft space. Doors off to:-

## KITCHEN/BREAKFAST ROOM 15' 5" x 9' 4" (4.70m x 2.84m)

### maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the side and rear. Remodelled with a range of wall and floor mounted units having adjoining roll top edge working surfaces and incorporating an inset colour coordinated one and a half bowl sink unit with mixer tap. Integrated 'Neff' dishwasher and focusing on a 'Aga' cooker with six gas burners and with a large stainless steel extractor hood over. Full ceramic tiling to walls, ceramic tiled floor and it should be noted that the units have been arranged to form a breakfast bar which enjoys an outlook over the front garden.

## DINING ROOM/BEDROOM FOUR 13' 10" x 12' 9" (4.21m x 3.88m)

uPVC double glazed French doors to the front with two glazed side panels. Focusing on a wood fire surround housing an electric coal effect fire. Radiator.

## LOUNGE 22' 8" x 12' 0" (6.90m x 3.65m)

uPVC double glazed French doors opening onto the rear patio. Of generous proportions and focusing on a marble fire surround and hearth housing a gas coal effect fire. Radiator. Door to:-

## PRINCIPAL BEDROOM 11' 7" x 7' 9" (3.53m x 2.36m)

uPVC double glazed window to the rear. Door to:-

## EN-SUITE SHOWER ROOM

uPVC double glazed window to the side. Refitted with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower. Full ceramic tiling to walls, ceramic tiled floor and towel radiator.

## BATHROOM

uPVC double glazed window to the side. Again restyled in a contemporary fashion with close coupled WC, pedestal wash hand basin and oversize quadrant shower with plumbed shower. Full ceramic tiling to walls, ceramic tiled floor and towel radiator.

## INNER HALLWAY

Radiator and doors opening off to:-

## BEDROOM TWO 9' 8" x 6' 7" (2.94m x 2.01m)

uPVC double glazed window to the side.

## BEDROOM THREE 12' 8" x 9' 7" (3.86m x 2.92m)

Enjoying a dual aspect with double glazed windows to the side and rear. Built-in two sliding door wardrobe and radiator.

## OUTSIDE FRONT

The front garden is enclosed with double gates opening onto the driveway, largely laid to lawn with mature hedging to the front and with shrubs to the borders. Brick paviour driveway giving off-road parking and there is an external water supply.

## REAR GARDEN

The rear garden is enclosed, lawned and features a paved patio. There are attractive shrubs to the borders and an external power supply. Pedestrian access to leads to either side of the property.

## SUBSTANTIAL TIMBER WORKSHOP 18' 6" x 8' 0" (5.63m x 2.44m)

Window and door to front elevation.

## AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'C'.

## DIRECTIONS

From Morrisons supermarket on Illogan Highway heading towards Redruth, after a set of traffic lights take the first left, bear left into Broad Lane, after passing over the A30 take the third right into Richards Lane where the property will be identified on the left hand side by our For Sale board. If using What3words:- rosette.resists.swarm

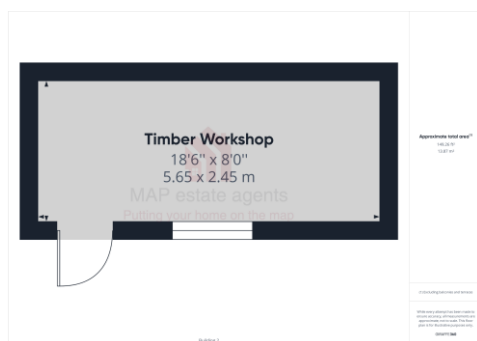
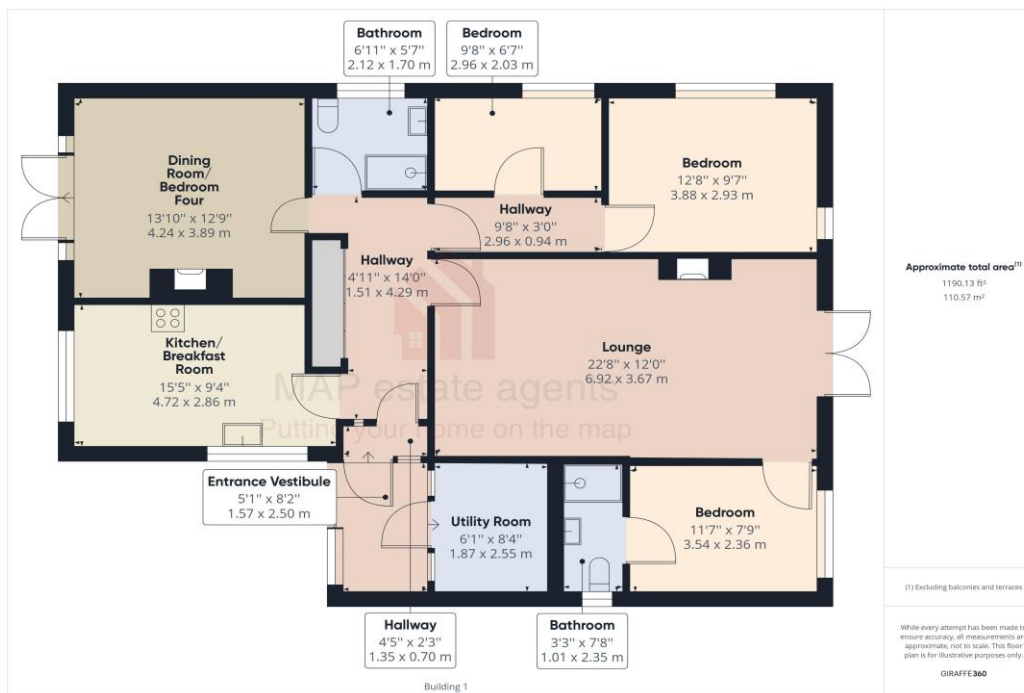


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached non-estate bungalow
- Extended from the original design
- Three bedrooms (principal en-suite)
- Re-modelled kitchen/breakfast room
- Generous lounge
- Dining room/bedroom four
- uPVC double glazing
- Gas fired central heating
- Enclosed gardens and parking
- Chain free sale



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