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**Park Leven**  
Illogan, Redruth

# Park Leven

Illogan, Redruth

Redruth 2.3 miles | Portreath (north coast) 2.2 miles | Camborne 3 miles | Truro city 12 miles | Falmouth (south coast) 15 miles | Newquay Airport 23 miles | Plymouth 62 miles | Exeter M5 94 miles (Distances are approximate)

Superbly presented by our vendors, this modern semi-detached house located in a favoured location has been updated and extended to create an inviting family home set within a sought-after cul-de-sac development.

Entrance hallway | Lounge | Kitchen/breakfast room | Dining room | Conservatory | Utility | Three bedrooms | Bathroom | Gardens and driveway

**£395,000**  
**Freehold**



## Property Introduction

Offering three bedrooms with a remodelled bathroom on the first floor, the lounge features a focal point gas fire and the garage has been converted into a generous formal dining room.

The kitchen/breakfast room is well appointed and was updated with Shaker style units in 2022 and features a range of integrated appliances. This room has a contemporary style free standing wood burner and from here a wide squared archway opens onto a triple aspect conservatory which enjoys an outlook over the rear garden. In addition to the utility there is a second WC.

Benefiting from uPVC double glazing throughout, the property features main gas central heating. To the outside there is ample parking to the front on a brick paviour driveway whilst the rear garden is enclosed, lawned and features a patio to the rear of the property which can be accessed via the conservatory and to the other side of the conservatory one will find a further patio this time laid with brick paviours.

In summary, a quality family home in an exclusive location requiring closer inspection to fully realise the accommodation on offer

## Location

Located within a popular residential cul-de-sac, there is a convenience store close by in Broad Lane, a pharmacy and GP surgery in Illogan and

access to the larger out of town retail outlets are found less than a mile away at Pool.

The nearest major town is Redruth which is within two miles which offers a range of local and national shopping outlets, bank and there is a mainline Railway Station that connects with London Paddington and the north of England and Redruth also houses Kresen Kernow which is a mecca for those researching their Cornish past.

Truro, the administrative and commercial heart of Cornwall, is within twelve miles and the north coast at Portreath is just two miles away. The A30 trunk road can be accessed within two miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door with double glazed panel opening to:-

### HALLWAY

Stairs to first floor, coved ceiling and laminate flooring. Radiator. Panelled doors open off to:-

### LOUNGE 15' 0" x 10' 6" (4.57m x 3.20m)

uPVC double glazed window to the front. Focusing on a reconstituted stone fire surround and hearth housing a gas log effect fire, two wall lights, radiator and coved ceiling.

### DINING ROOM 17' 0" x 9' 1" (5.18m x 2.77m)

uPVC double glazed window to the front. Two radiators and coved ceiling.

### KITCHEN/BREAKFAST ROOM 17' 0" x 9' 0" (5.18m x 2.74m)

uPVC double glazed window to the rear. The kitchen area has recently been remodelled and is fitted with a range of eye level and base 'Shaker' style units with adjoining roll top square edge working surfaces and featuring an inset colour coordinated sink unit with mixer tap. There is an integrated fridge and freezer together with an integrated dishwasher. Space is provided for a range style cooker and the room focuses on a 'Mendip Log Store' free standing



contemporary style wood burner by 'Churchill' set on a slate hearth. Laminate flooring and vertical radiator. Door to utility and a wide archway opening to:-

#### **CONSERVATORY 13' 0" x 9' 9" (3.96m x 2.97m)**

Enjoying a triple aspect with dwarf walling and uPVC double glazed. Pitched double glazed glass roof, two radiators, two wall lights and laminate flooring extending from the kitchen/breakfast room. Doors open out on to the garden.

#### **UTILITY 10' 3" x 6' 0" (3.12m x 1.83m)**

uPVC double glazed door to the rear. Fitted with a range of base cupboards with adjoining roll top edge working surfaces and with

space and plumbing for an automatic washing machine, wall mounted 'Vaillant' gas boiler, radiator and laminate flooring. Door to:-

#### **CLOAKROOM**

Close coupled WC and corner hand basin. Radiator and laminate flooring.

#### **FIRST FLOOR LANDING**

Airing cupboard containing cylinder, radiator and access to loft space which is partially boarded. Panelled doors opening off to:-

#### **BEDROOM ONE 13' 0" x 8' 9" (3.96m x 2.66m)**

uPVC double glazed window to the front enjoying an outlook towards Carn Brea. Radiator and coved ceiling.

#### **BEDROOM TWO 11' 0" x 8' 7" (3.35m x 2.61m)**

uPVC double glazed window to the rear. Radiator and coved ceiling.

#### **BEDROOM THREE 8' 0" x 7' 9" (2.44m x 2.36m)**

uPVC double glazed window to the front enjoying an outlook towards Carn Brea. Over stairs storage cupboard, radiator and coved ceiling.

#### **BATHROOM**

uPVC double glazed window to the rear. Restyled with a white suite consisting of wall hung vanity wash hand basin with waterfall mixer tap, close coupled WC and shower bath with central waterfall mixer tap fill and featuring a 'Mira' electric shower. Extensive ceramic tiling to the shower enclosure, laminate flooring and low voltage spotlighting. Towel radiator.

#### **OUTSIDE FRONT**

To the front of the property there is extensive brick paviour parking available and borders to one side. Pedestrian access to side.

#### **REAR GARDEN**

The rear garden is enclosed, mainly lawned and features an extensive deck immediately to the rear of the property which is ideal for outside entertaining. There is a further brick paved area to one side of the conservatory and in the bottom corner of the garden is a raised seating area which is surrounded by mature shrubs and trees and is ideal for use during the summer months. The garden is fully enclosed and offers a degree of privacy and there is an external water supply.

#### **SERVICES**

Services connected to the property are mains gas, mains electricity, mains water and mains drainage.

#### **AGENT'S NOTE**

The Council Tax band for the property is band 'C'.

#### **DIRECTIONS**

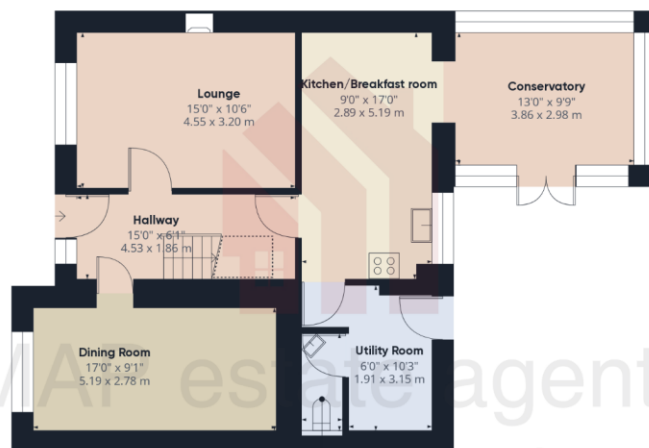
Driving from Illogan Highway along Chariot Road, continue into Broad Lane and after passing over the A30, take second right into Merritts Hill, on entering Merritts Hill the entrance to Park Leven will be found on the left hand side where the property will be identified on the left. If using What3words:- crows.legroom. veered





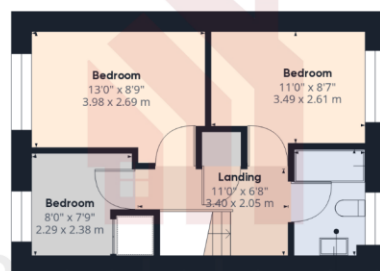
## MAP's Top reasons to view this home

- Updated and modernised semi-detached family home
- Three bedrooms
- Lounge and separate dining room
- Remodelled Shaker style kitchen/breakfast room
- Large conservatory to rear
- Utility room
- Full uPVC double glazing
- Gas central heating
- Extensive parking and formal gardens
- Popular development, chain free sale



**Cloakroom**  
3'0" x 6'8"  
0.88 x 2.03 m

Ground Floor



Floor 1

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

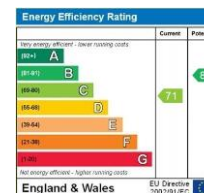
1194.69 ft<sup>2</sup>

110.99 m<sup>2</sup>

### Reduced headroom

18.73 ft<sup>2</sup>

1.74 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.

GIRAFFE360

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01736 322400 (Penzance & surrounds)

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