



MAP estate agents
Putting your home on the map

Grenifer Road, Illogan, Redruth

Illogan, Redruth

A30 trunk road 2 miles | Redruth 2 miles | Camborne 3 miles |
Portreath (north coast) 3 miles | Falmouth (south coast) 12 miles |
Truro city 14 miles | Newquay Airport 26 miles | Plymouth 63 miles
| Exeter M5 95 miles (Distances are approximate)

'Cedarwood' is a superb architect design house which is being offered for sale chain free. Now virtually completed, the reverse accommodation design features vaulted ceilings giving light and airy living accommodation with the benefit of bi-fold doors opening onto patios designed for outside entertaining, there is imaginative use of lighting inset into the walls and electrically operated Velux roof lights inset into the ceiling combine to create a superb living environment.

Entrance hallway | Four bedrooms, principal en-suite | Family bathroom | Utility room | Open plan living/dining space and kitchen | Bedroom five/office | Shower room | Enclosed decked balcony | Enclosed sun terrace | Outside space to rear and side | Garage and driveway parking

£555,000 Freehold



Property Introduction

One will find a high quality fitted kitchen featuring a comprehensive range of 'Cape' appliances which includes integrated double ovens and a central island unit with down draft ceramic hob and an integrated dual zone wine cooler.

There is a further reception room on the first floor ideal for home working or as a fifth bedroom if needed and adjacent to this is a shower room.

On the ground floor there are four double size bedrooms with the principal bedroom having an en-suite, there is a contemporary style fitted family bathroom with bath and doorless entry shower and a utility room which gives access to the integral garage.

The specification includes air source heating with underfloor heating to both floors and there is full uPVC double glazing.

To the outside 'Cedarwood' backs onto countryside, the gardens have been designed to be easy to maintain and in addition to the integral garage there is driveway parking.

In summary, a stunning family home which is innovative in design and delivers quality accommodation throughout.

Situated in a no through road location viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Grenifer Road is a no-through road situated off Higher Broad Lane and is within a short distance of the popular village of Illogan. Illogan offers a choice of doctor surgeries, there is a Public House and a choice of convenience stores. In Higher Broad Lane there is also a late-night convenience store and a sub-Post Office.

The nearest major town, Redruth, is within two miles and here one will find a range of local and national shopping outlets together with a mainline Railway Station that connects with London Paddington and the north of England. The A30 trunk road can be accessed within two miles.

ACCOMMODATION COMPRISES

Composite door opening to:-

HALLWAY

Luxury vinyl tiled flooring (LVT), deep recessed cupboard, further two door cupboard and underfloor heating. Low voltage spotlighting and doors opening off to:-

PRINCIPAL BEDROOM ONE 12' 0" x 10' 9" (3.65m x 3.27m)

uPVC double glazed window to the front. Inset spotlighting. Door to:-

EN-SUITE

Combined vanity wash hand basin incorporating a concealed cistern WC and with an over sized shower enclosure with plumbed rain head shower. Shower panelling, luxury vinyl tiling (LVT) to floor, towel radiator and inset spotlighting.

BEDROOM TWO 13' 0" x 9' 0" (3.96m x 2.74m)

uPVC double glazed window to the front. Inset spotlighting.



BEDROOM THREE 13' 0" x 11' 8" (3.96m x 3.55m)

uPVC double glazed window to side. Inset spotlighting.

BEDROOM FOUR 13' 0" x 10' 3" (3.96m x 3.12m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear. Inset spotlighting.

FAMILY BATHROOM

uPVC double glazed window to rear. Featuring a combined vanity wash hand basin with concealed cistern WC, panelled bath with mixer shower, door less entry shower enclosure with shower panelling featuring a rain head shower. Luxury vinyl tiling (LVT) to floor, vanity mirror and towel radiator.

UTILITY 10' 4" x 7' 0" (3.15m x 2.13m)

uPVC double glazed window to rear. Fitted with a square thin edge working surface with space beneath for automatic washing

machine/tumble dryer. Luxury vinyl tiling (LVT) to floor and door to internal garage.

FIRST FLOOR OPEN PLAN LIVING/DINING SPACE 20' 0" x 17' 6" (6.09m x 5.33m)

Open plan living/dining area with two bi-fold double glazed doors to the rear giving access to a decked seating area, uPVC double glazed sliding patio door to the side accessing an enclosed sun terrace, further uPVC double glazed window to side and two 'Velux' skylights. This room features a vaulted ceiling with detailed vertical lighting and gives access to the:-

KITCHEN/DINING AREA 31' 8" x 13' 0" (9.64m x 3.96m)

uPVC double glazed windows to the front and side. Fitted with a range of eye level and base high gloss white units with contrasting central island which features an inset ceramic hob with down draft extractor and a dual zone 'Caple' wine cooler. Attached thin square

edge working surfaces featuring an integrated colour coordinated one and a half bowl sink unit with mixer tap. There are two eye level 'Caple' ovens with warming drawer, integrated combination microwave and an integrated 'Caple' dishwasher. Luxury vinyl tiling (LVT) to floor.

ENCLOSED SUN TERRACE 20' 3" x 10' 0" (6.17m x 3.05m)

ENCLOSED DECK 33' 0" x 6' 1" (10.05m x 1.85m)

BEDROOM FIVE/HOME OFFICE 13' 0" x 7' 10" (3.96m x 2.39m)

uPVC double glazed window to front.

SHOWER ROOM

uPVC double glazed window to front. Concealed cistern WC, vanity wash hand basin and corner shower enclosure with 'Triton' electric shower. Shower panelling to walls, towel radiator and luxury vinyl tiling (LVT) to floor.

OUTSIDE FRONT

To the front driveway parking is available for two/three cars and there is access to the integral garage. Pedestrian access to one side leads up to a patio and then on to the:-

ENCLOSED REAR GARDEN

Enclosed and designed with low maintenance in mind, laid largely to gravel chipping which extends to the far side where there is a drying area.

INTEGRAL GARAGE 20' 1" x 10' 0" (6.12m x 3.05m)

uPVC double glazed door and window to rear. Automatic up and over door to front and power, light and water connected.

AGENT'S NOTE

Please be advised the Council Tax band for the property is yet to be assessed as it is a new build. The property will come with the benefit of a ten year build zone warranty.

SERVICES

Mains metered water, mains drainage and mains electric.

DIRECTIONS

From Redruth Railway Station, proceed down the hill turning slight right at the first set of traffic lights, turn right at the second set of traffic lights and at the next set of traffic lights turn left into West End. Continue through West End and at Barncoose roundabout take the first exit heading towards Barncoose Terrace. Continue through Barncoose Terrace and after passing a petrol station on the right hand side, take the second turning right into Chariot Road, continue through into Higher Broad Lane and just prior to a traffic calming island turn right into Grenifer Road where the property will be identified on the right hand side by our MAP For Sale Board. If using What3words:- vouch.rainfall.relief

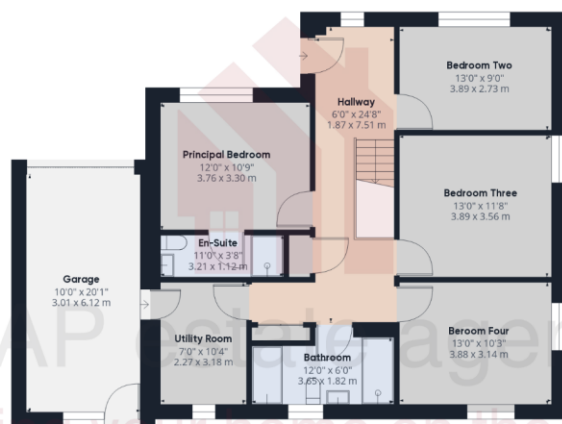


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	89 E
55-68	D		
39-54	E		
21-38	F		
1-20	G		

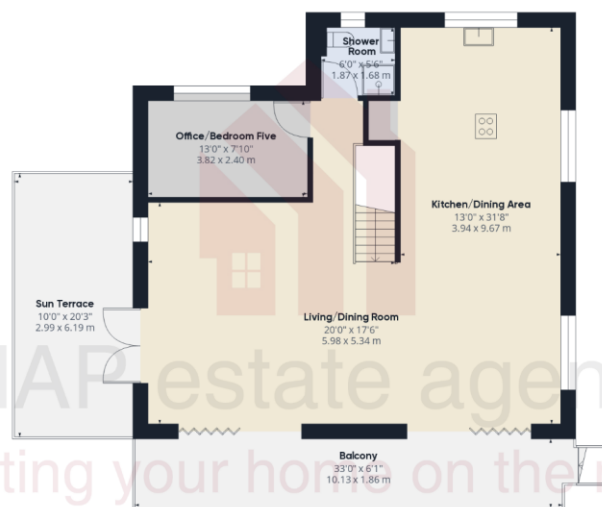


MAP's Top reasons to view this home

- Architect designed detached house
- Reverse level accommodation
- Four/five bedrooms
- Principal bedroom with en-suite
- Open plan living kitchen space
- Home office/bedroom five
- Feature vaulted ceiling to living space
- Ground floor bathroom, first floor shower room
- Gardens, parking integral garage
- 10 year BuildZone warranty



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2077.33 ft²

192.99 m²

Reduced headroom

14.53 ft²

1.35 m²

(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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