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**Valley Gardens,  
Voguebeloth, Redruth**

**Offers in Excess of £315,000  
Freehold**





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### Property Introduction

Extended from the original design to create well proportioned family size accommodation, this semi detached house enjoys a superb rural outlook to the rear. On the first floor, there are four bedrooms and a family bathroom whilst on the ground floor, there is a lounge, full width kitchen/dining which has been remodelled and enjoys an outlook across the valley. Leading from the kitchen/dining room, there is a second lounge which would be ideal as a playroom or home office if desired and there is also a ground floor WC. The property benefits from uPVC double glazing and a gas-fired central heating system.

To the outside, one will find an open-plan lawn and driveway parking to the front, the rear garden features a sun terrace with steps leading down to an enclosed mainly lawned garden ideal for younger children and pets.

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

### Location

Voguebeloth is a hamlet located on the edge of the larger village of Illogan, Valley Gardens is a development of mixed housing styles arranged in cul-de-sacs and there is a feeling of space and quiet due to this. Illogan has its own primary school, a choice of general practice surgeries and convenience stores as well as a respected Public House.

Located between Redruth and Camborne where a larger range of shopping and schooling can be found, Illogan also provides access to the A30 within two miles. Tehidy Woods, West Cornwall's largest woodland, is also close by as is Tehidy Golf Club and the north coast at Portreath, which is noted for its sandy beach and active harbour, is only two and a half miles away.

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

### ENTRANCE VESTIBULE

Laminate flooring. Panelled door opening to:-

### LOUNGE 15' 9" x 11' 0" (4.80m x 3.35m) maximum measurements

uPVC double glazed window to the front. Inset spotlighting, laminate flooring and radiator. Recessed turning staircase to first floor. Panelled door to:-

**KITCHEN/DINING ROOM 25' 0" x 9' 0" (7.61m x 2.74m) maximum measurements**

Two uPVC double glazed windows to the rear and uPVC double glazed French doors to the rear opening onto the sun terrace. Remodelled with a range of gloss cream eye-level and base units having adjoining square edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built in stainless steel oven with four ring hob and stainless steel and glass cooker hood over, integrated dishwasher and integrated washing machine/dryer. Integrated fridge and freezer, laminate flooring and inset spotlighting. Two radiators. Double doors opening to:-

**SECOND LOUNGE/PLAYROOM/HOME OFFICE 12' 0" x 8' 2" (3.65m x 2.49m)**

uPVC double glazed window to the front. Laminate flooring, inset spotlighting and radiator.

**WC**

Close coupled WC and wall-mounted wash hand basin. Laminate flooring.

**FIRST FLOOR LANDING**

A central landing with inset spotlighting. Panelled doors opening off to:-

**BEDROOM ONE 15' 10" x 11' 0" (4.82m x 3.35m) maximum measurements**

Two uPVC double glazed windows to the front. Two door overstairs storage cupboard, radiator and access to loft space which is part boarded and contains the gas boiler.

**BEDROOM TWO 11' 0" x 8' 6" (3.35m x 2.59m)**

uPVC double glazed window to the front. Recessed storage cupboard and radiator.

**BEDROOM THREE 11' 0" x 8' 6" (3.35m x 2.59m) max. measurements**

uPVC double glazed window to the rear enjoying a lovely rural outlook. Recessed storage cabinet and radiator.

**BATHROOM**

uPVC double glazed window to the rear. Re-styled in a contemporary manner with pedestal wash hand basin, close coupled WC, panelled bath and oversize corner shower enclosure with plumbed shower and shower panelling. Extensive ceramic tiling to walls, tiled flooring and towel radiator. Inset spotlighting.

**BEDROOM FOUR 9' 0" x 8' 7" (2.74m x 2.61m) maximum measurements**

uPVC double glazed window to the rear enjoying a lovely rural outlook. Radiator.

**OUTSIDE FRONT**

To the front of the property, there is a lawn with a driveway to the side giving off-road parking. Pedestrian access to the side.

**REAR**

The rear garden is on two levels, enclosed and secure for younger children. Immediately to the rear of the property is a full width sun terrace with glass balustrade ideal for al fresco dining and entertaining on sunny evenings and steps lead down to the remainder of the garden which is largely lawned with mature shrubs and features a timber storage shed. There is an external water supply and a storage facility beneath the sun terrace.

**AGENT'S NOTE**

The Council Tax Band for this property is Band 'B'.

**SERVICES**

Mains gas, mains electric, mains drainage and mains water.

**DIRECTIONS**

Driving towards Illogan from Redruth, crossing over the A30, turn right into Merritts Hill, follow Merritts all the way (about a mile long) until you reach a T-junction, turn left up the hill, taking the first left into Valley Gardens. The property is in the first turning on the left close to the bottom of the road on the right-hand side. If using What3words: picked.vines.wimp

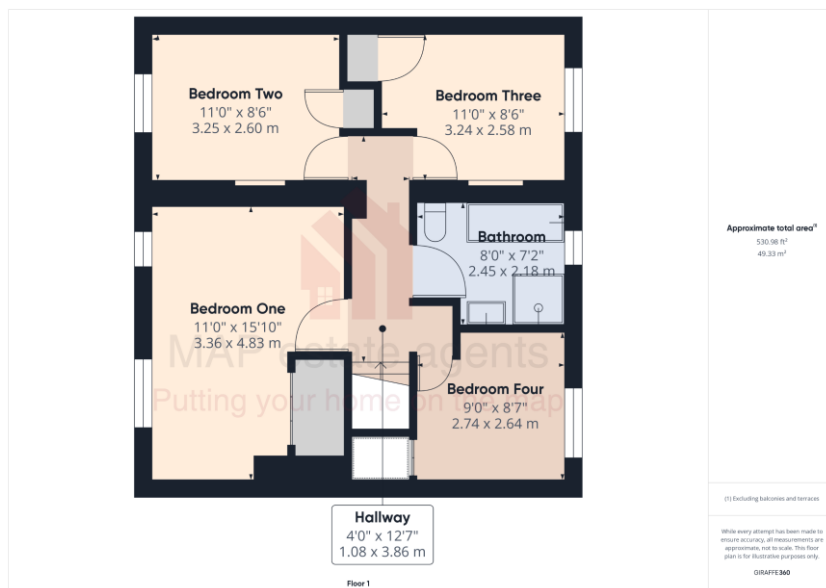
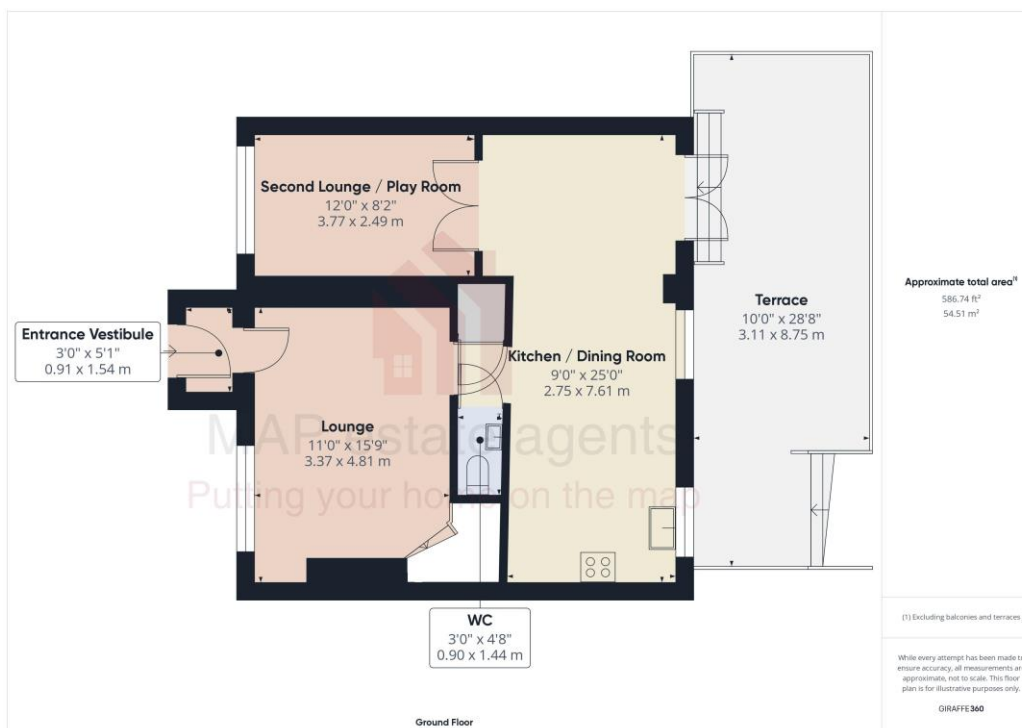


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Extended semi detached house
- Four bedrooms
- Lounge
- Remodelled kitchen/dining room
- Second lounge/playroom
- First floor bathroom
- Gas central heating
- uPVC double glazing
- Gardens and parking
- Rural outlook to rear



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