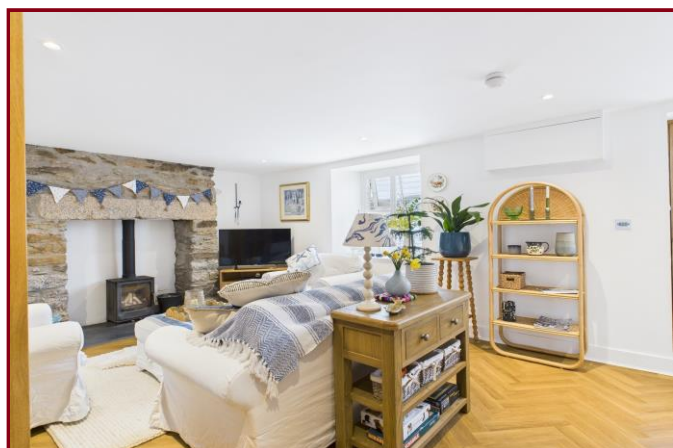




**MAP estate agents**  
Putting your home on the map

**Church Road,  
Illogan**

**Guide Price £400,000**  
**Freehold**







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## Property Introduction

This beautifully presented semi-detached cottage offers most spacious accommodation arranged over two floors.

The ground floor boasts a living room with feature log burner, stunning kitchen/diner, utility and cloakroom. The dining area has doors out to the rear courtyard.

At first floor level there are four bedrooms (principal with ensuite facilities) and the family bathroom.

The cottage has gardens to both the front and rear, gated driveway parking for four cars, with an electric charging station and a stylish interior, we highly recommend viewing at the earliest opportunity.

## Location

The village of Illogan remains ever popular for a variety of reasons. The village is extremely well served for facilities with a range of shops and takeaways, two doctor surgeries, a pharmacy and two primary schools as well as a public house. There are also three places of worship with the Parish church a short, level walk away from the property.

## ACCOMMODATION COMPRISES

### LIVING ROOM 17' 6" x 12' 1" (5.33m x 3.68m)

Granite fireplace with a 'Clearview' wood burning stove sitting on a slate hearth. Double glazed window overlooking the front garden. Stairs rising to the first floor, underfloor heating and cupboard housing the consumer unit. TV point.

### KITCHEN/DINER 21' 1" x 18' 5" (6.42m x 5.61m)

Extensive range of modern kitchen units with a four seater breakfast bar, inset sink and range style cooker with extractor above. Integrated dishwasher and space for an American style fridge/freezer. Underfloor heating. Plinth lighting. Double glazed window overlooking the rear garden, door to utility room and cloakroom. TV point. Double glazed patio doors opening onto the garden.

## UTILITY ROOM

Worktop with space under for washing machine and tumble dryer. Wall mounted combination boiler. Double glazed obscured window.

## CLOAKROOM

WC, wall mounted wash hand basin with mirror above. Double glazed obscured window, tiled floor and extractor fan.

## FIRST FLOOR LANDING

Doors off to bedrooms and bathroom. Built-in storage cupboard.

## BEDROOM ONE 10' 3" x 16' 5" (3.12m x 5.00m)

Double glazed window to rear. Radiator. TV point, access to loft and door to:-

## EN-SUITE SHOWER ROOM

Tiled shower enclosure housing mains shower. WC with concealed cistern, vanity wash hand basin with a cupboard below. Extractor fan. Tiled floor. Wall mounted mirror.

## BEDROOM TWO 16' 5" x 9' 1" (5.00m x 2.77m)

Double glazed window to the rear. Radiator. TV point and recess.

## BEDROOM THREE 12' 0" x 9' 0" (3.65m x 2.74m)

Double glazed window to the front overlooking the garden. Radiator. TV point.

## BEDROOM FOUR 8' 7" x 5' 6" (2.61m x 1.68m)

Double glazed window overlooking the front garden. Radiator. TV point.

## BATHROOM

White suite comprising bath, tiled shower enclosure with a mains shower, WC and pedestal wash hand basin. Heated towel rail and extractor fan. Wall mounted mirror and tiled floor.

## FRONT GARDEN

The front garden is split into three distinct areas, the first part is gated and laid to gravel and provides off-road parking for up to four cars with an electric charging point, the next area is a lawn and below that is a patio and gravelled area.

## REAR GARDEN

The rear garden is enclosed, laid to gravel with a patio for ease of maintenance. There is raised flower bed and a side gate leading to the front of the property.

## SERVICES

Mains electricity, water, drainage and gas

## COUNCIL TAX BAND

'C'

## DIRECTIONS

From the Robartes Public House next to the mini-roundabout, proceed down Robartes Terrace and into Church Road where number 7 can be found on the right hand side. If using What3words:- simmer.talents.cuff

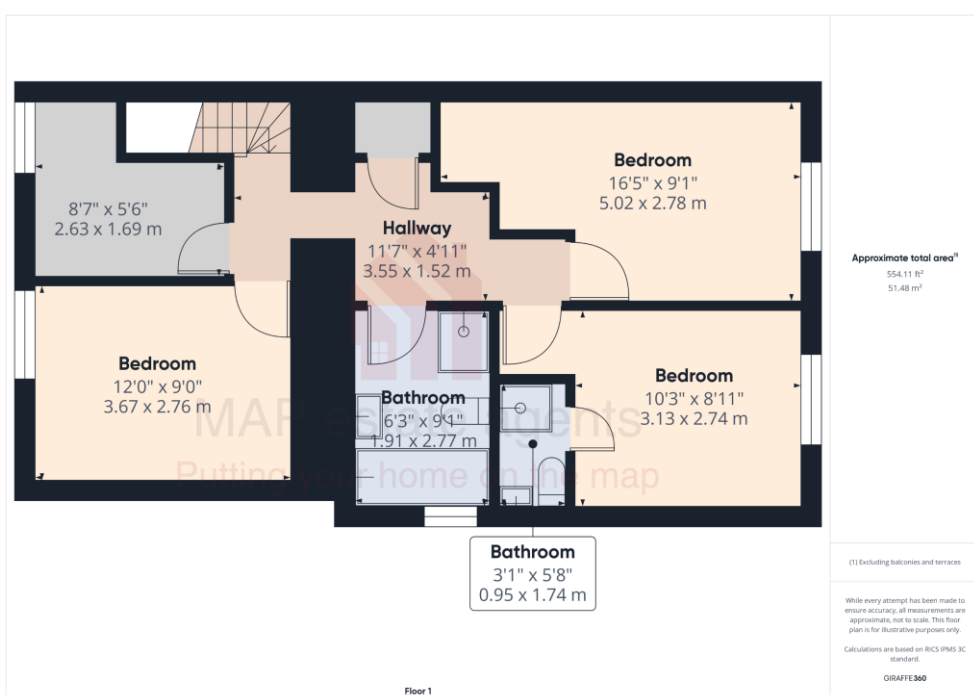
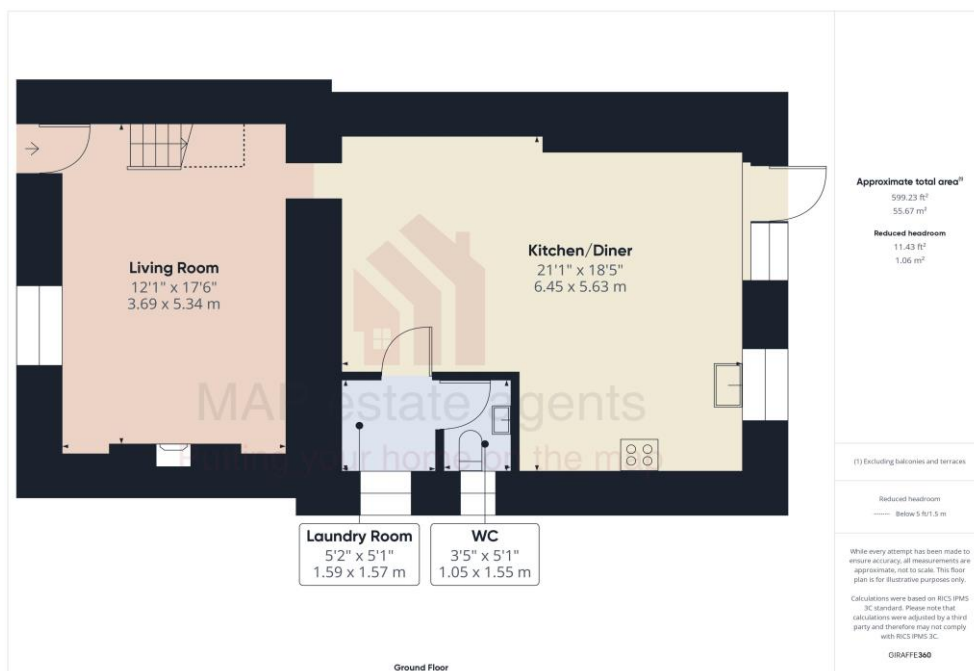


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	78	87
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Immaculately presented
- Ample parking
- Gas central heating and double glazed
- Ground floor utility and WC
- Principle bedroom en-suite
- Four bedrooms
- Living room with log burner
- Ground floor underfloor heating
- Superb kitchen/diner/family room
- Front and rear gardens



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