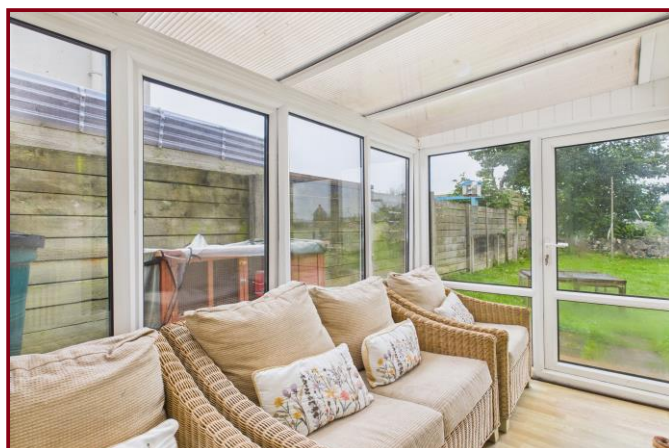




MAP estate agents
Putting your home on the map

**Bosmeor Park,
Redruth**

**£290,000
Freehold**





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Property Introduction

A most spacious and well presented three bedroom semi-detached family home in the village of Illogan. Boasting generous lounge/diner, re-modelled kitchen and conservatory on the ground floor and three bedrooms, bathroom and separate WC situated upstairs.

The living room has an open fire for those cosy winter evenings and the property has gas central heating and is double glazed.

Having ample driveway parking, garage and generous rear garden the property lends itself well to modern family living.

Location

Locally to the property is a Co-Op convenience store with Post Office and further out-of-town shopping is to be found at Pool which is within a mile.

The centre of Redruth is within one and half miles and here one will find a range of local and national shopping outlets, banks and a mainline Railway Station with direct links to London Paddington and the north of England, schooling for all ages and the A30 trunk road runs to the north of the town.

ACCOMMODATION COMPRISES

Double glazed panel door with matching side panels to:-

ENTRANCE PORCH

Cloaks hanging space. Tiled flooring. Multi-paned door to:-

ENTRANCE HALL

Open tread stairs to first floor. Radiator. Understairs storage space. Multi-paned door to:-

LOUNGE/DINER 24' 0" x 8' 10" (7.31m x 2.69m) plus recess

Feature open fireplace with marble effect hearth and matching back panel and wooden mantel over. Double glazed picture window to front. Radiator. Television point. Laminate flooring.

DINING AREA

Double glazed sliding patio doors on to rear garden. Radiator. Laminate flooring.

KITCHEN 8' 9" x 8' 3" (2.66m x 2.51m)

Re-fitted with a stunning range of matching wall and base cupboards with stylish quartz worksurfaces over. Built-in oven with hob inset to worksurface and extractor over. Integrated dishwasher. Ceramic butler style sink with mixer tap over. Complementary wall tiling. Double glazed window to rear. Multi-paned door to:-

CONSERVATORY 10' 1" x 5' 11" (3.07m x 1.80m)

Of uPVC double glazed construction. Door to rear garden. Courtesy door to garage.

From entrance hall, open tread stairs to:-

FIRST FLOOR LANDING

Access hatch to loft storage. Smoke alarm. Built-in airing cupboard. Doors to:-

BEDROOM ONE 13' 0" x 11' 6" (3.96m x 3.50m) maximum measurements

Double glazed picture window to front. Radiator.

BEDROOM TWO 10' 7" x 8' 8" (3.22m x 2.64m) plus door recess

Double glazed picture window to rear. Radiator.

BEDROOM THREE 8' 1" x 6' 0" (2.46m x 1.83m) maximum measurements

Double glazed window to front. Radiator.

SEPARATE WC

Close coupled WC. Complementary wall tiling. Obscure double glazed window to rear.

BATHROOM

Fitted with a white suite comprising corner bath with mains fed shower and screen over, pedestal wash handbasin. Obscure double glazed window to rear. Complementary wall tiling. Heated towel rail.

OUTSIDE FRONT

To the front of the property there is ample driveway parking leading to the:-

GARAGE 17' 3" x 9' 11" (5.25m x 3.02m)

Having a metal up and over door. Power and light connected.

REAR GARDEN

To the rear of the house one will find a most generous garden which is laid to lawn and enclosed by walling and paneled fencing. A great space for children to play.

SERVICES

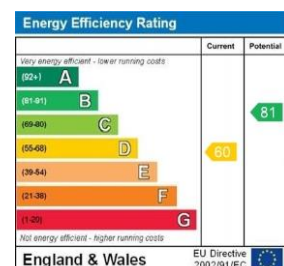
Mains electricity, water, drainage and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'C'. The property was re-roofed in 2024.

DIRECTIONS

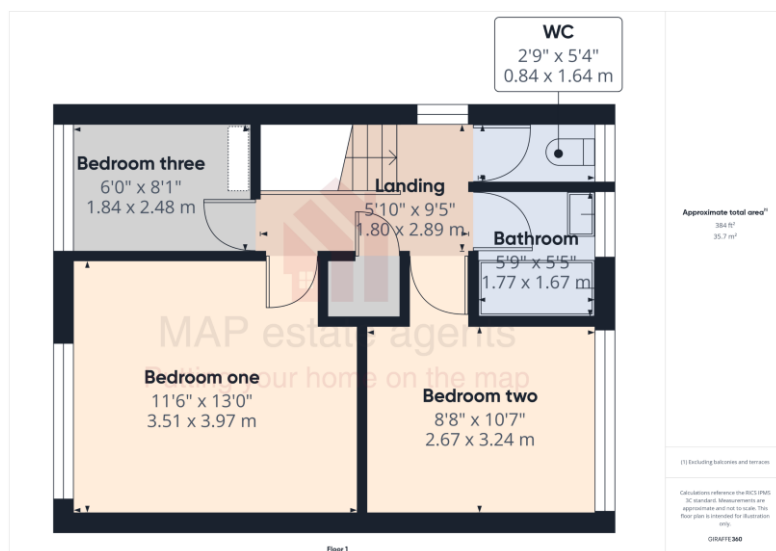
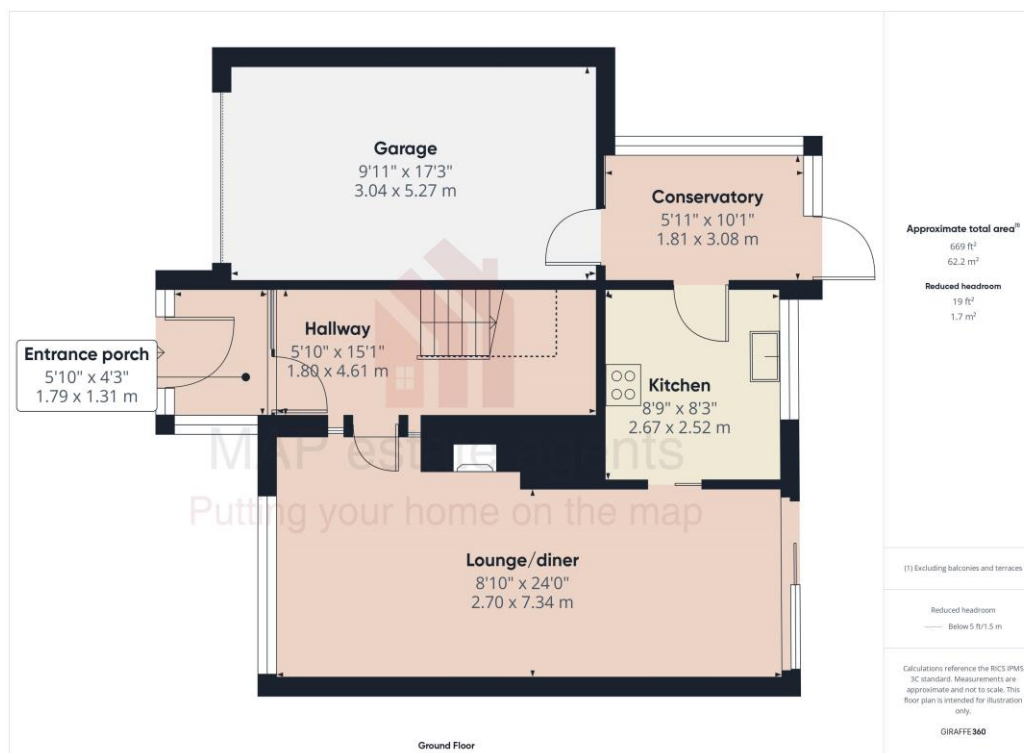
From 'Morrisons' supermarket in Illogan Highway, heading towards Redruth, turn left into Chariot Road (just before Taylors Tyre Services on the right-hand side). Continue through Chariot Road, just before the co-op local store turn left into Bosmeor Park. The property will be seen after a short distance on the right hand side. If using What3words:- blinks.booklets.disgraced





MAP's top reasons to view this home

- Semi-detached family home
- Three bedrooms
- Well presented accommodation
- conservatory
- Gas central heating
- Double glazing
- Generous rear garden
- Garage and driveway parking



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