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**Valley Gardens,  
Voguebeloth, Redruth**

**£290,000  
Freehold**





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### Property Introduction

Extended from its original design to create well-proportioned family sized accommodation, this semi-detached home also enjoys a superb rural outlook to the rear.

The first floor offers three bedrooms together with a family bathroom. On the ground floor, the accommodation comprises a comfortable lounge and a full width kitchen/dining room, which has been remodelled and benefits from views across the rear garden. The property further benefits from uPVC double glazing and a gas-fired central heating system. Additional features include access to a useful storage room (formerly the garage), along with ample storage throughout the property.

Externally, the front provides a flower bed and driveway parking for several vehicles, while the rear garden is enclosed and predominantly laid to lawn, making it ideal for younger children and pets. Viewing the 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 its 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

Double glazed door opening to:-

### ENTRANCE HALLWAY

Staircase to first floor. Radiator.

### LOUNGE 14' 3" x 14' 1" (4.34m x 4.29m)

Double glazed window to the front. Stairs to first floor. Recess. Open fireplace with gas fire. Inset spotlighting to the ceiling. Carpet flooring. Door to:-



## KITCHEN/DINER

### KITCHEN AREA 14' 1" x 7' 3" (4.29m x 2.21m)

Double glazed window to the rear. Wall and base units with drawers. Worktop incorporating a sink unit and drainer. Built in oven and grill with separate hob. Space for washing machine, fridge/freezer and dishwasher. Laminated flooring. Understairs cupboard. Door to the kitchen.

### DINING AREA 12' 5" x 8' 1" (3.78m x 2.46m)

Double glazed doors opening to the rear garden. Door to the garage/storage room. Laminated floor and radiator.

## FIRST FLOOR LANDING

Loft access with ladder. Gas boiler is located in the loft. Airing cupboard.

### BEDROOM ONE 17' 0" x 8' 6" (5.18m x 2.59m)

Dual aspect with double glazed window to the front and rear. Radiator. Carpet flooring.

### BEDROOM TWO 10' 11" x 9' 3" (3.32m x 2.82m)

Double glazed window to the rear. Radiator. Cupboard. Carpet flooring.

### BEDROOM THREE 12' 2" x 7' 9" (3.71m x 2.36m)

Double glazed window to the rear. Radiator. Carpet flooring.

## BATHROOM

uPVC window. A modern white suite comprising WC, wash hand basin with vanity unit under and paneled bath with shower over and screen. Tiled surround, tiled floor, extractor fan and chrome heated towel rail.

## OUTSIDE

Driveway parking with steps leading to the front entrance. A beautifully finished low maintenance rear garden with patio. The rear garden is enclosed and wood panel fencing to the sides giving a high degree of privacy. Timber gated pedestrian access to the front. Also sited to the rear garden there is a very useful timber storage shed.

## SERVICES

Services connected are mains water, mains drainage, mains electricity and mains gas.

## AGENTS NOTES

Please be advised that the Council Tax Band for this property is band 'B'.

## DIRECTIONS

Driving towards Illogan from Redruth, crossing over the A30 turn right into Merritts Hill, follow Merritts Hill all the way (about a mile long) until you reach a T-junction, turn left up the hill and take the first left into Valley Gardens. turning left where the property is located on the left hand side. If using What3words:-  
infringe.funded.renew

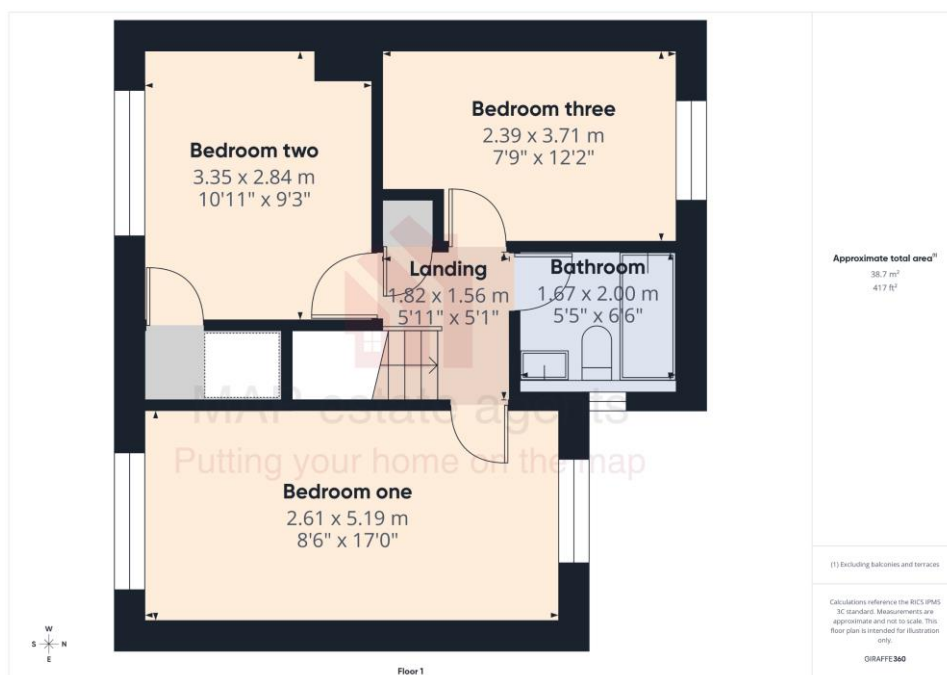


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Three bedroom semi-detached house
- Lounge with gas fire
- Nicely fitted kitchen/dining room
- Three bedrooms
- Remodelled first floor bathroom
- Double glazing and gas central heating
- Driveway parking and garage
- Village location
- Enclosed rear garden
- Presented to a high standard throughout



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