



Bosmeor Park

Redruth

TR15 3JN

Asking Price £300,000

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT
- ENCLOSED SUNNY GARDEN
- BRICK PAVED DRIVEWAY FOR THREE CARS
- GAS CENTRAL HEATING
- POPULAR RESIDENTIAL LOCATION
- BATHROOM AND ENSUITE
- LOUNGE
- KITCHEN/DINER
- UTILITY ROOM



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1094.00 sq ft



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PROPERTY DESCRIPTION

Situated in a popular Cul De Sac on the outskirts of Illogan is this immaculate, semi detached family home presented to an excellent standard throughout. The accommodation makes for a perfect family home comprising an entrance porch, entrance hall, lounge, kitchen/diner, utility, a versatile ground floor double bedroom with ensuite, three further first floor bedrooms and family bathroom. Outside, the front boasts a brick paved driveway for three cars whilst the rear enjoys a level, sunny enclosed garden perfect for children, pets and entertaining. The home also offers double glazing, gas central heating and must be viewed to be fully appreciated.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Composite obscure glazed door into:

ENTRANCE PORCH

Double glazed window, radiator, wood effect tiled floor, cloak hanging space, glazed wooden door into:

ENTRANCE HALL

A welcoming entrance hallway with wood effect tiled floor, built in storage cupboard, half panelled walls, radiator, stairs rising to the first floor with storage space below, radiator, doors to lounge, kitchen and ground floor bedroom.

LOUNGE

14'4" x 11'2" (4.39m x 3.42m)

A bright lounge with large double glazed window, glazed wooden internal double doors, feature gas fireplace, radiator, wood effect laminate flooring.

KITCHEN/DINING ROOM

17'7" x 8'3" (5.36m x 2.54m)

A well appointed kitchen fitted with a range of shaker style base and wall units, wood effect work surfaces, one and half bowl composite sink with mixer tap and drainer, Metro tiled splash back, large range style dual fuel oven with extractor hood over, wood effect tiled flooring, radiator, inset lighting, dining space, two double glazed windows, glazed wooden doors to hallway and utility.

UTILITY

8'4" x 6'11" (2.55m x 2.11)

Space and plumbing for washing machine and tumble dryer under wood effect worksurface, spaces for fridge and freezer with additional wood effect worksurface, inset lighting, double glazed window and double glazed door to rear garden.

BEDROOM FOUR

11'0" x 8'11" (3.36m x 2.72m)

A comfortable double bedroom with double glazed window, radiator, door into:

ENSUITE

a three piece shower suite comprising shower cubicle with electric shower and tiled surround, W.C and hand basin with fitted cupboards and tiled splash back, radiator, extractor fan.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, half panelled wall, PIV ventilation unit, loft access hatch, double glazed window, airing cupboard housing with shelving.



BEDROOM ONE

12'9" x 10'11" (3.9m x 3.35m)

A good sized double room with fitted wardrobes and cupboards, double glazed window, radiator.

BEDROOM TWO

10'0" x 8'4" (3.06m x 2.55m)

A third double room with double glazed window and radiator.

BEDROOM THREE

7'10" x 5'6" (2.39m x 1.68m)

a single bedroom with double glazed window and radiator.

BATHROOM

A three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with cupboards below, radiator, obscure double glazed window

OUTSIDE

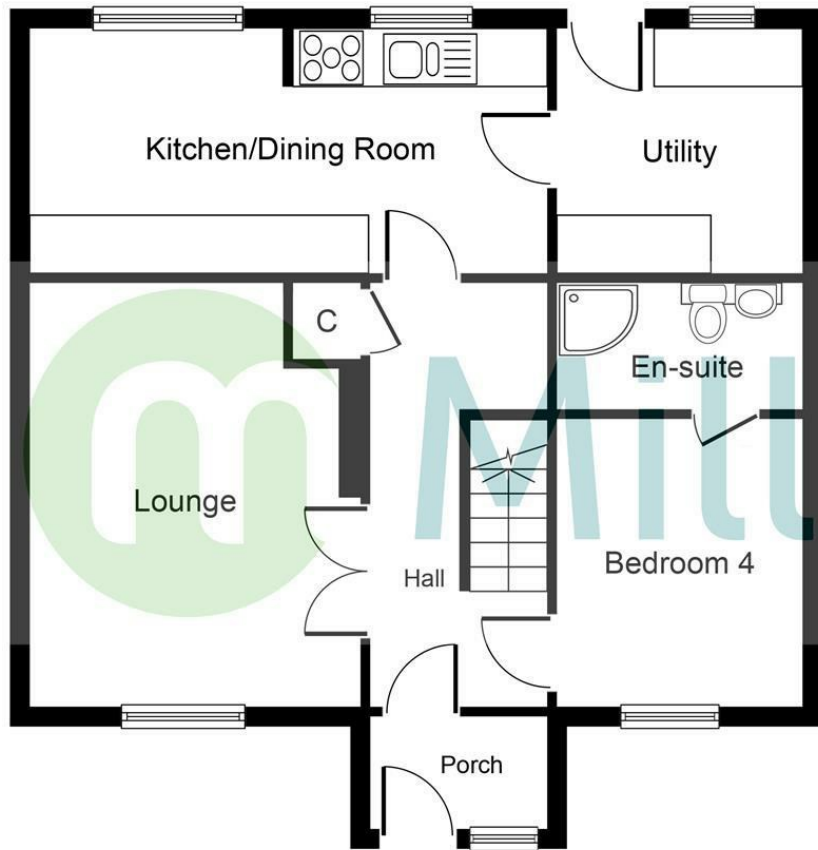
The property is approached over an attractive brick paved driveway providing comfortable parking for three cars. The rear enjoys a very sunny, enclosed garden which is level, laid to lawn and offers a safe space for children and pets. There is a paved patio and decked patio area for lounging and entertaining and two storage sheds. The garden is enclosed by a combination of Cornish hedging and secure fencing.

SERVICES

Mains electricity, water drainage and gas (however we have not verified connections).

Council Tax Band C





Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

