



Alexandra Road
Illogan
Redruth
TR16 4EA

Guide Price £700,000

- FOUR BEDROOM THREE BATHROOM THREE RECEPTION ROOM FAMILY HOME
- RENOVATED TO A HIGH SPECIFICATION THROUGHOUT
- HIGHLY REGARDED ALEXANDRA ROAD LOCATION
- CLOSE TO TEHIDY WOODS
- BACKING ON TO OPEN FIELDS
- INTEGRAL GARAGE
- PARKING FOR SEVERAL VEHICLES
- STUNNING MASTER BEDROOM WITH GENEROUS BALCONY WITH COUNTRY VIEWS!
- OVER 2250 FT OF ACCOMMODATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - F

Floor Area - 2253.00 sq ft



4



3



3



D58

DESCRIPTION

A decadent and spacious four bedroom family home which has been the subject of significant improvement by the current vendors, occupying a generous plot in the sought after and prestigious Alexandra Road, on the outskirts of Tehidy Woods and Illogan. this superb property has been renovated to an extremely high specification and now offers spectacular accommodation to include a stunning open plan Kitchen/Dining room which incorporates a snug area, a separate Living room, a ground floor bedroom suite including a four piece En suite Bathroom, and ground floor W.C. Upstairs there are three further bedrooms, with the main bedroom having access directly out onto a beautiful balcony, taking in stunning far reaching countryside views. There's a superb modern shower room, along with a spectacular further reception room which is currently set up as office space as well as a home theatre. this fabulous room also has direct access onto the balcony. Externally, there's a generous driveway which accesses the garage, and to the rear, a stunning plantsman's garden backing onto open fields, enjoying those wonderful rural views. Houses offering such space quality and style in this highly desirable area rarely become available. Early viewings advised.

ENTRANCE

Composite door opening into:

ENTRANCE HALL

Ceramic tile effect laminate flooring. Doors opening into Main reception room and W.C. Stairs to first floor. Radiator. Two almost floor to ceiling UPVC double glazed obscured windows to front elevation. Space for cloaks hanging space and shoe rack.

MAIN RECEPTION ROOM

A remarkably spacious and captivating room which encompasses clearly separate but flowing Kitchen, Snug and Dining areas.

DINING ROOM/SNUG

19'8 x 12'10 (5.99m x 3.91m)

Ceramic tile effect laminate flooring flowing throughout this open plan space. UPVC double glazed picture window to front

elevation. Snug area with double sided Multi Fuel burner servicing both Snug area and Living room on slate hearth. Door opening into Living room. modern vertically wall mounted Radiator.

KITCHEN

21'2 x 16'5 (6.45m x 5.00m)

A stunning, highly bespoke Kitchen which is dominated by a very generous central island unit with polished granite work surface. Built in breakfast bar. built in under cupboards. Integrated four ring induction hob with built in extractor. An extensive range of floor standing and wall mounted cupboard and drawer units with polished granite work surfaces over. Stainless steel sink unit with cut granite drainer board with mixer taps over. UPVC double glazed picture window overlooking the rear garden. A further range of wall units matching the kitchen, providing extensive cupboard and larder style storage. Door opening into Integral Garage. Open access through to Conservatory. Modern vertically mounted radiator.

LIVING ROOM

20'0 x 11'10 (6.10m x 3.61m)

Another superbly proportioned room, with lots of natural light thanks to a dual aspect design. UPVC double glazed picture windows to front and side elevation. Multi fuel burner with slate hearth. Modern radiator.

SUN ROOM

11'5 x 11'3 (3.48m x 3.43m)

A superb addition to the property, with UPVC double glazed roof and UPVC double glazed windows and door leading out into the rear garden. Open access back into Kitchen/Dining area.

GROUND FLOOR BEDROOM SUITE

12'5 x 9'9 (3.78m x 2.97m)

A lovely double bedroom with UPVC double glazed window looking directly out on to the rear garden, Door opening into:

EN-SUITE BATHROOM

12'6 x 7'4 (3.81m x 2.24m)

Superbly proportioned, a four piece bathroom with panelled



bath, shower cubicle, Wash Hand basin and Low level W.C. UpVC double glazed obscured window to side elevation. Part tiled walls.

INTREGAL GARAGE

19'10 x 8'10 (6.05m x 2.69m)

Power and Light. Electrically operated up and over garage door. Accessed from the kitchen.

FIRST FLOOR

LANDING

10'0 x 8'1 (3.05m x 2.46m)

A generous landing area which flows into the first floor reception room. this area and the Cinema room could easily be repurposed to create further bedroom space if desired with a potential for two further bedrooms.

CINEMA ROOM/HOME OFFICE

20'7 x 10'0 (6.27m x 3.05m)

A fabulous light and airy space with a wealth of possibilities. Currently utilised as a home office and home theatre. Two UPVC double glazed picture windows taking in fabulous far reaching country views. UPVC double glazed door opening onto the balcony. Three radiators.

BEDROOM ONE

19'11 x 11'8 (6.07m x 3.56m)

A wonderful dual aspect bedroom almost twenty feet in length, with a fabulous balcony accessed via UPVC double glazed French doors. UPVC double glazed picture window to front elevation. Radiator.

BALCONY

Accessed via both the main first floor bedroom and first floor reception room, a generous balcony with composite decking and toughened glass balustrades, all taking in glorious far reaching countryside views.





Alexandra Road, Illogan, Redruth, TR16 4EA

BEDROOM THREE

10'8 x 9'8 plus built in wardrobes (3.25m x 2.95m plus built in wardrobes)

Another excellent double bedroom with UPVC double glazed window to front elevation. Two built in wardrobes. Radiator.

BEDROOM FOUR

9'5 x 9'6 (2.87m x 2.90m)

currently utilised as a home office. UPVC double glazed window to front elevation. Radiator.

SHOWER ROOM

45'11" x 9'10" x 16'4" x 6'6" (14'3 x 5'2)

A very recently installed, decadent bathroom suite which is absolutely flooded with natural light thanks to UPVC double glazed window to rear elevation along with Velux roof light. Herringbone effect laminate flooring. A superb low entry double Shower cubicle with plumbed shower over. Impressive ceramic double wash hand basins set within cupboard units beneath. Low level W.C. Victorian style combination Radiator/towel rail. Feature Hexagon ceramic tile splash-back with further tiling in shower area.

OUTSIDE

TO THE FRONT

A generous Brick paved driveway provides plenty of parking for several vehicles. Level lawned garden with access to the side of the property to the rear.

TO THE REAR

A superb and well proportioned rear garden which is predominantly laid to level lawn. A wide range of shrubs, plants and trees to the border, all backing on to open farmland and enjoying fabulous countryside views in the distance.

MATERIAL INFORMATION





Verified Material Information

Council tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Wood

burnerBroadband:

FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage, Driveway, Private, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

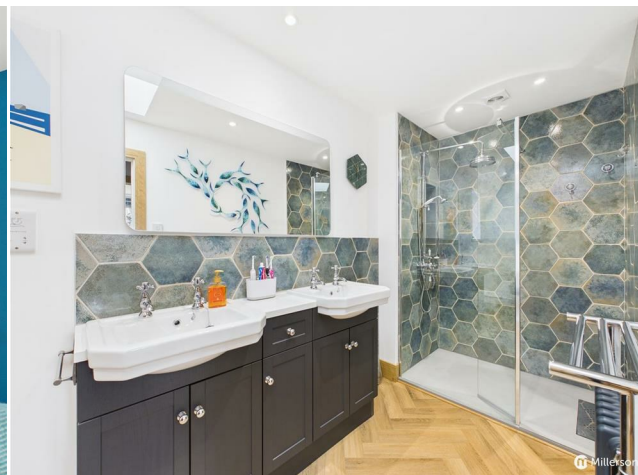
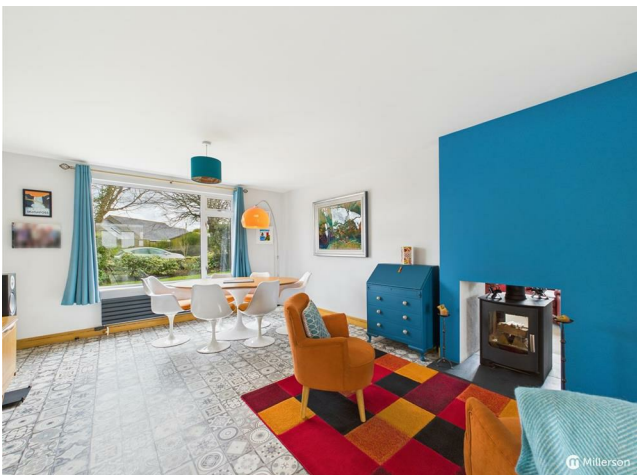
Coal mining area: No

Non-coal mining area: Yes

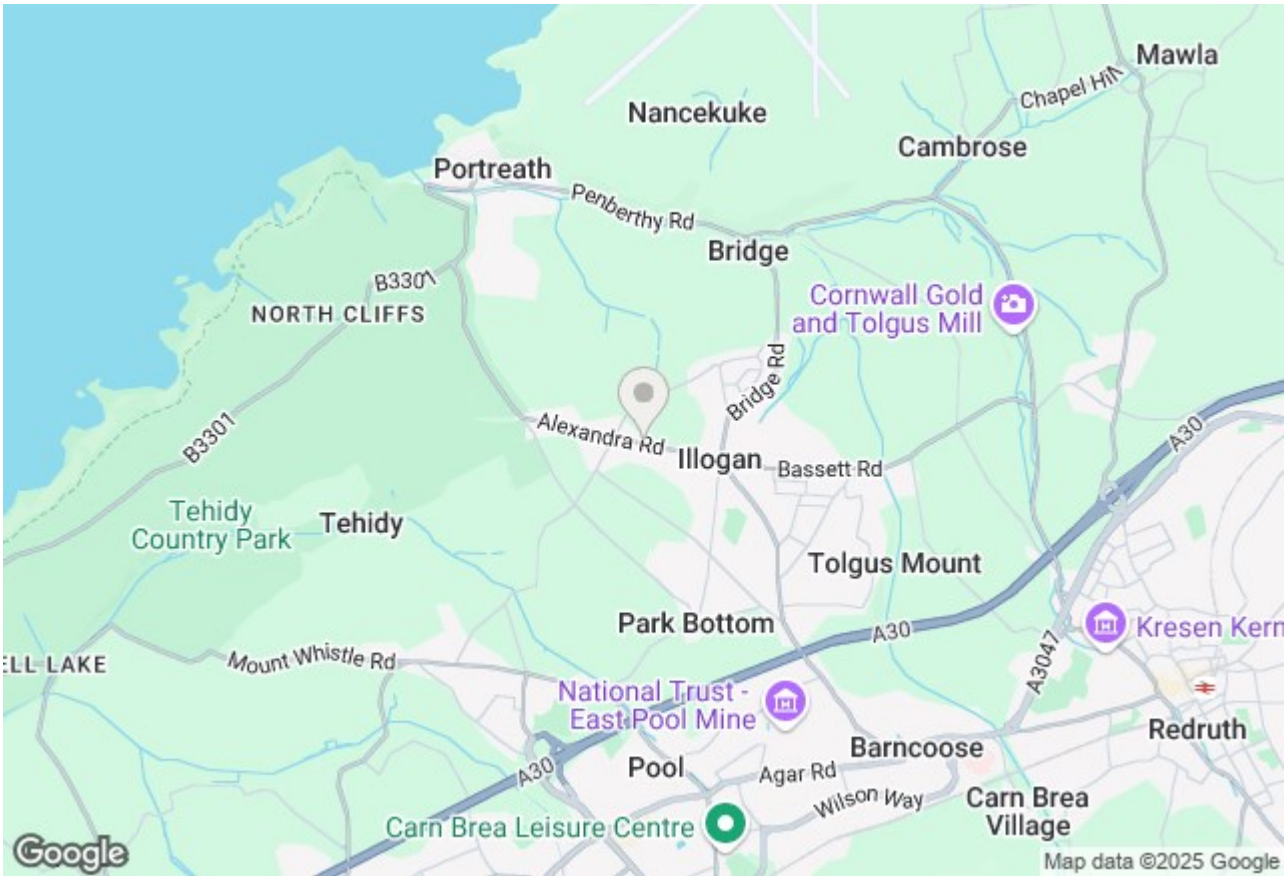
Energy Performance rating: D

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should



verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

Lizzie Collins
01726 72236

Contact Us

29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

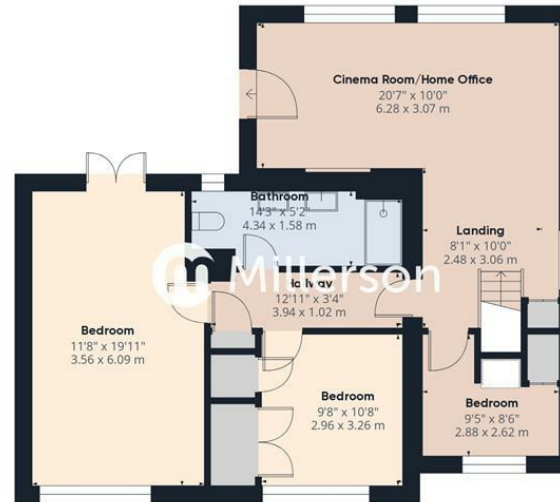
Scan QR For Material
Information



Scan
me!



Floor 0



Floor 1

Approximate total area[®]

2252.55 ft²

209.27 m²

Reduced headroom

9.4 ft²

0.87 m²

(1) Excluding balconies and terraces

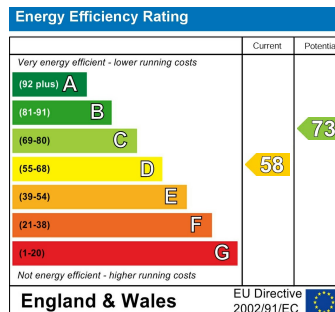
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



 **Millerson**
millerson.com