



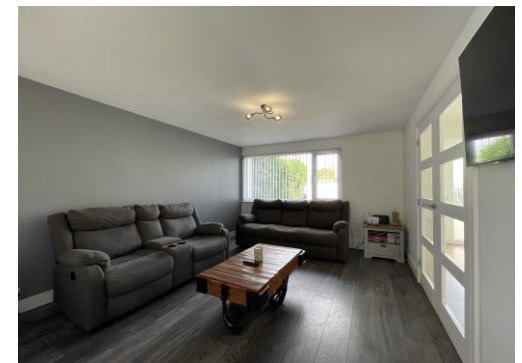
19 Bosmeor Park, Redruth

£285,000



CLIVEPEARCE

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A smartly presented and updated large three bedroom semi detached house with abundant driveway parking, refitted kitchen and bathroom, large garden and garage with electric roller shutter divided to provide study / hobby space to the rear. A very spacious and well presented home a level walk from the shops and local amenities.

Property Description

Why You'll Like It

This large semi detached village home is very well presented having been updated by the current owner. The property is in a good position within the development and has ample parking and a large sunny garden. To the front there's a block paved parking area and driveway leading to the garage. The property has a spacious entrance hallway with plenty of light from the double glazed front door and side screen. There's room for coats and shoes and storage space under the stairs. At the end of the hall is a handy utilities cupboard with space and plumbing for the washing machine and housing the mains gas central heating boiler. Glazed double doors open to a large living room. There's a door through to the kitchen / dining room which spans the width of the property at the rear. The kitchen has been refitted with a stylish range of gloss grey base and wall units. There is a built in electric oven in a tower unit with integrated microwave and the hob is ceramic with an illuminated contemporary extractor over. The work surfaces have matching splash backs and below them there is space for a fridge and space and plumbing for a dishwasher. A single bowl granite sink with brushed steel swan neck mixer tap completes the look of this practical and stylish room. Up on the first floor the landing connects three generous bedrooms with the family bathroom which has also been refitted to a very high standard with a thermostatic mixer shower over the deep bath and glass screen. There's an illuminated mirror and towel rail heater along with wall hung basin mounted on a drawer unit and white contemporary WC. Outside, the garage has an electric roller shutter door to the front and has been split with a stud partition (which could be removed in future if wanted) to create a work from home or hobby space to the rear which is separately accessed by a door at the back of the garage. The garden has been well maintained and improved with a lovely sunny patio near the back door, a timber sun deck at the end of the garden, large lawn and good close boarded fencing on three sides.

Where It Is

The village of Illogan is positioned in the heart of Cornwall, a short distance from the North Cornish Coastline (the surfing beach of Portreath is just a few miles away) but

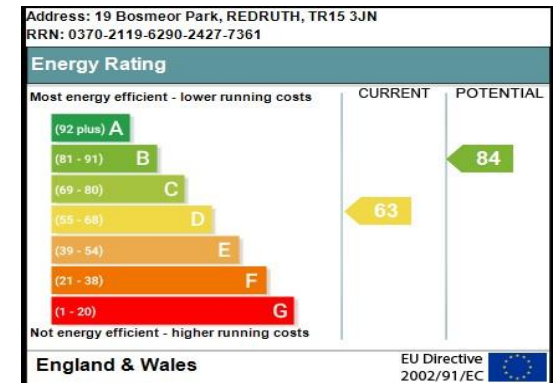
within easy access of the main A30 and the town of Redruth approximately three miles away. Close by is the Tehidy Estate with Tehidy woods being popular with walkers. For golfers, there is an 18 hole course with clubhouse and restaurant close by at Tehidy and for families you are only a short distance from Illogan School. the village centre has an array of amenities including doctors surgery, pharmacy, pub, convenience shop, church and take aways etc. There is a very handy convenience shop at the entrance to the Bosmeor Park development.

Tenure and Services

The property is freehold and has mains electricity, mains water, mains drainage and mains gas. Council tax band C

Important Information

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