



Wisteria House Higher Broad Lane

Illogan, Redruth, TR15 3JL

Guide price £245,000



Offered for sale with no onward chain, this modern detached house benefits from very well presented accommodation. There are two bedrooms, both with fitted wardrobes, a well fitted kitchen/diner with open access to the lounge, a first floor family bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a brick paved area to the front providing parking for several vehicles and a well enclosed rear area with raised decking overlooking fields.



Set back from the road in a popular and convenient location, this modern detached house was built by the vendor for his own occupation some twelve years ago. It is now offered with no onward chain and in our opinion is very well presented. There is a wide entrance hall and cloakroom leading to a fitted kitchen/diner with plenty of units, an island and appliances. This leads to the lounge area with patio doors. A custom made staircase will take you to two bedrooms, one having two windows and there is a well appointed family bathroom. Three double and triple wardrobes are on offer with mirrored doors. Externally there is enclosed gated paviour parking for several cars. There is a raised decked area to the rear overlooking fields and to the side there are two outbuildings and a garden seat. This popular location gives level access to Illogan village, bus services and the main Camborne to Redruth road.

STORM PORCH

With door to:

HALLWAY AREA

With a matching floor leading through to the kitchen/diner. Radiator.

CLOAKROOM

5'1" x 4'7" (1.57m x 1.40m)

With an enclosed wash hand basin, space for white goods and a wc. There is a modern Worcester gas boiler, an extractor fan and a tiled floor.

OPEN PLAN KITCHEN/DINER

14'1" x 11'10" (4.31m x 3.61m)

Focusing on an island unit, there is a fitted oven, hob, cooker hood and a fridge/freezer plus further space for white goods if required. There are plenty of base units with cupboards and drawers beneath plus a single drainer sink unit. In our opinion the kitchen is well appointed and is a good feature of this home. Open plan to:

LOUNGE

14'3" x 9'9" (4.35m x 2.99m)

Patio doors to the rear, a radiator and custom made stairs to the first floor.

FIRST FLOOR

LANDING

Fitted wardrobe with mirrored doors.

BEDROOM 1

12'1" x 6'6", 8'2"0" (3.70m x 2,25m)

Three double wardrobes with mirrored doors, a radiator and an open rear view.

BEDROOM 2

12'4" x 5'11" (3.78m x 1.82m)

Double wardrobe with mirrored doors, Two windows to the front elevation and a radiator.

BATHROOM

8'0" x 4'11" (2.45m x 1.52m)

Refurbished with a white suite comprising a P shaped panelled bath with a mains shower and a curved screen. Enclosed wash hand basin and wc. Ladder radiator, tiled walls and floor, mirror, spot lights and an extractor fan.

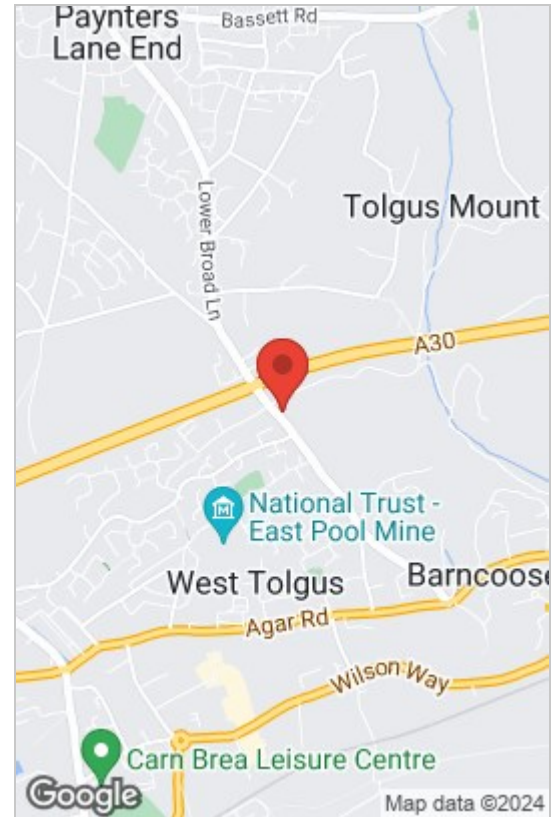
OUTSIDE

To the front double wooden gates open to a brick paviour area providing parking for several cars. There is a raised border with shrubs, two useful storage sheds and a wooden garden seat. There is a gravelled side access leading to a well enclosed rear area with raised decking overlooking fields.

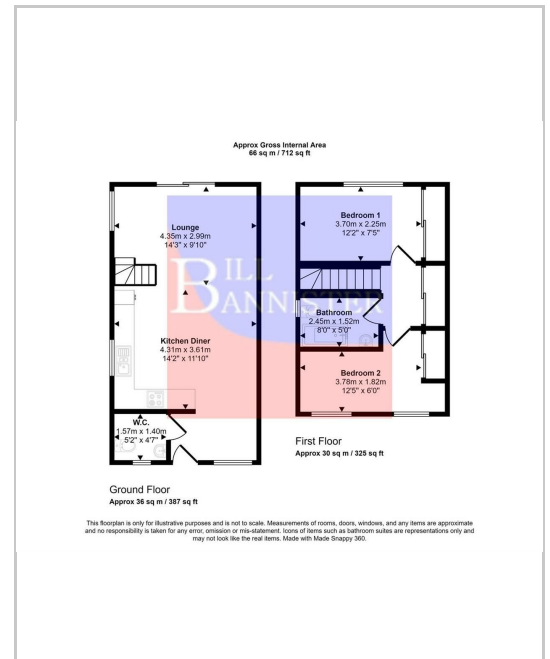
DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this through towards Illogan along Broad Lane and before the A30 flyover the property will be found on the right hand side identified by a For Sale board.

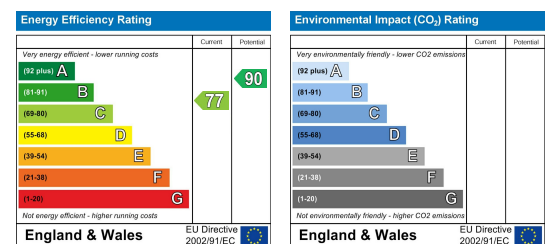
Area Map



Floor Plans



Energy Efficiency Graph



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