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BILL BANNISTER

Sales & Lettings



20 Park Leven

Illogan, Redruth, TR16 4GA

Guide price £599,950



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Built in 2000 by a well known local contractor, this very substantial detached house has much to commend it and in our opinion is very adaptable. To the ground floor there are three reception room areas together with a very well appointed kitchen with appliances and a useful island. There is also an en-suite bedroom and to the rear there is a self contained annexe, ideal perhaps for a dependent relative or possibly an Airbnb. There are five bedrooms with a family bathroom and the master bedroom has an en-suite. The upper floor has a substantial attic room with Velux windows and loft storage. The property has a gas fired heating system and a gas wood effect stove to the rear reception room. It is of course fully double glazed and good use is made of spot lighting. The property is very well presented by the vendors and really does warrant an inspection. Externally it has a low maintenance exterior, there is a single garage and paved parking for several vehicles. An area of lawn is provided and the rear is paved for the most part together with a covered raised area with space for a hot tub if required. The gardens are quite sheltered and well enclosed. Park Leven is a small development built some years ago by a respected developer. Illogan is a popular dormitory village for Redruth and Camborne and it provides shopping facilities, public houses and bus services. Woodland walks are close by together with a golf links at Tehidy and the north coast at Portreath. Access is also given to the A30.

In summary, this home is one of the most adaptable we have seen and hopefully the 360 degree tour will give you a very good idea of what is on offer here. The accommodation comprises:

RECESSED PORCH

Double glazed door leading to:

ENTRANCE HALLWAY

Focal point stairs to the first floor with an understairs cupboard. Radiator.

LOUNGE

11'10" x 17'6" (3.63m x 5.34m)

A very pleasant room that has a window to the front, two radiators and multi pane double doors to

DINING ROOM

10'2" x 12'3" (3.12m x 3.74m)

With a window and open access to:

KITCHEN

18'6" x 10'10" (5.64m x 3.32m)

A modern kitchen with a good range of granite working surfaces having cupboards and drawers beneath and a useful island. There are eye level units and a deep shelved recess. Appliances include a gas range, a fitted fridge and dishwasher plus a separate fridge/freezer. There is also a wine cooler. Radiator, external doors from dining room and internal to:

SECOND RECEPTION ROOM

23'6" x 12'3" (7.18m x 3.75m)

Ideal as a family focal point with a dual aspect having French doors and a single door to the exterior. There is a focal point wood burner effect gas stove and two double glazed Velux windows.

BEDROOM 5

9'8" x 12'10" (2.97m x 3.93m)

With a radiator and door to:

EN-SUITE SHOWER ROOM

8'11" x 7'8" (2.72m x 2.35m)

Shower cubicle with a mains shower, pedestal wash hand basin and a low level wc. Extractor.

UTILITY ROOM

4'11" x 5'10" (1.52m x 1.80m)

Wall mounted gas combination boiler. Worktop with space for white goods.

EN-SUITE ANNEXE ROOM

12'9" x 10'7" (3.90m x 3.24m)

A lovely room with double glazed doors opening on to the garden with its own entrance. Radiator and a kitchen base unit. Shelving and working surfaces.

EN-SUITE

4'9" x 6'0" (1.46m x 1.83m)

A mains shower enclosure with tiling, a pedestal wash hand basin and a wc. Extractor fan and a Dimplex wall heater. Radiator.

FIRST FLOOR

BEDROOM 1

12'2" x 13'4" (3.71m x 4.08m)

With a radiator.

EN-SUITE

7'1" x 5'7" (2.17m x 1.71m)

A wipe clean shower cubicle with a mains shower, wash hand basin and a wc. Radiator, shaver point and wall tiling.

BEDROOM 2

11'11" x 9'8" (3.64m x 2.96m)

Window to the rear and a radiator.

BEDROOM 3

8'10" x 14'2" (2.71m x 4.32m)

Window to the front and a radiator.

BEDROOM 4

10'7" x 8'9" (3.25m x 2.69m)

Window to the front and a radiator.

STUDY/OFFICE

8'11" x 6'5" (2.73m x 1.96m)

With a Velux roof light. This room is currently used as an office.

FAMILY BATHROOM

6'7" x 7'6" (2.02m x 2.31m)

P shaped panelled bath a curved screen and mains shower. Wall tiling, spot lighting and an extractor fan. Wash hand basin and a wc. Radiator.

LANDING

Built-in cupboard and stairs to:

ATTIC ROOM

16'7" x 13'10" (5.06m x 4.23m)

Generously proportioned with Velux roof lights, a radiator and eaves storage facilities.

OUTSIDE

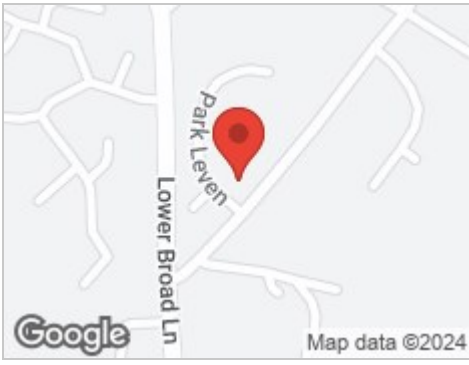
To the front there is plenty of paviour parking for probably three cars and a GARAGE 2.67m x 5.45m (8'9 x 17'11) with an up and over door plus power connected. There is a lawned front garden and the rear is gated, well enclosed and quite private. There is a covered area with the necessary space for a hot tub if required. The rear garden is paved with a lawned area and is well enclosed by wooden fencing. The gardens are an important feature and complement the accommodation.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. This will take you into Broad Lane passing over the A30. Turn right into Merritts Hill and Park Leven will be found on the left. Number 20 is the first property on the right.



Road Map



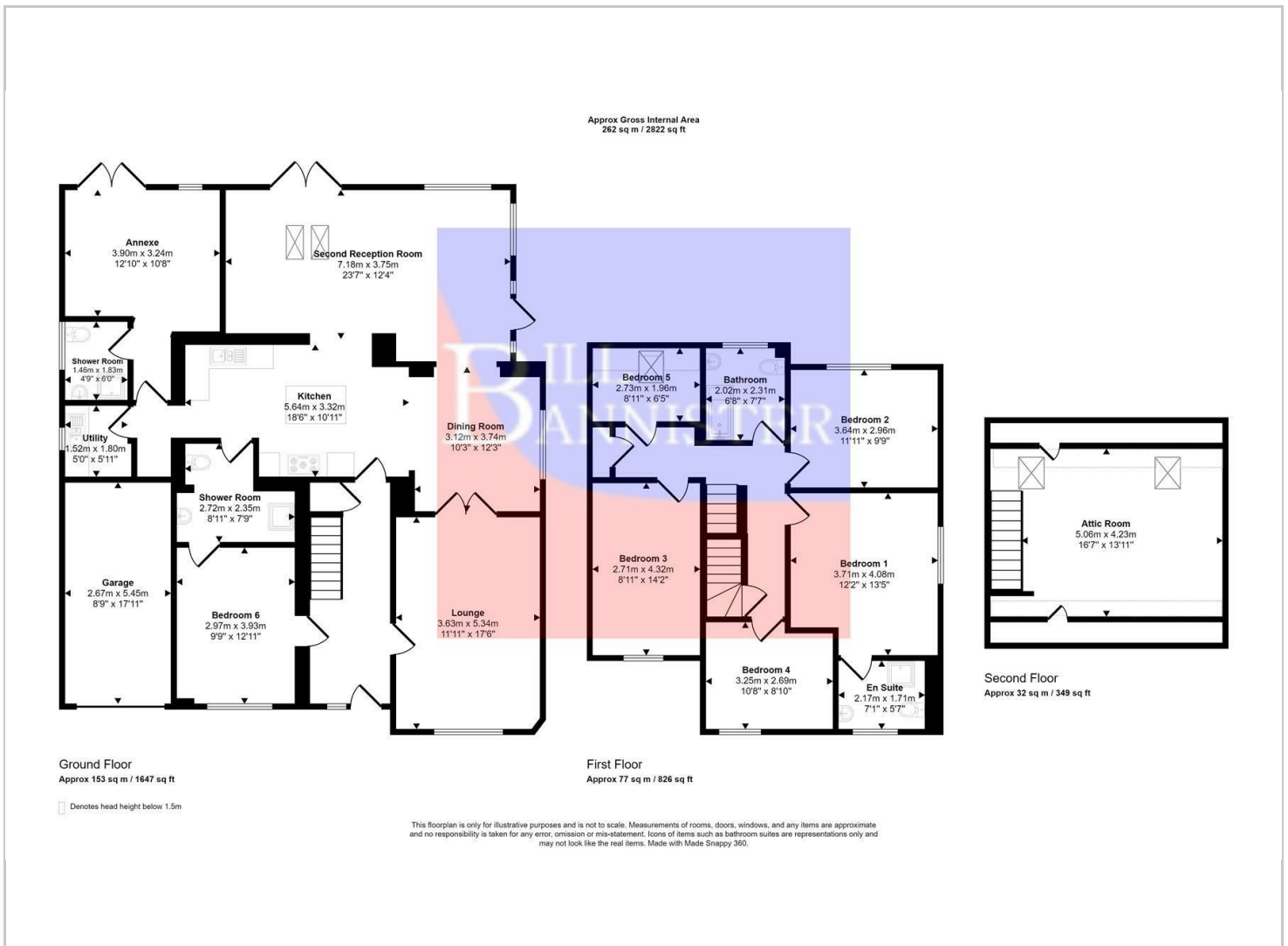
Hybrid Map



Terrain Map



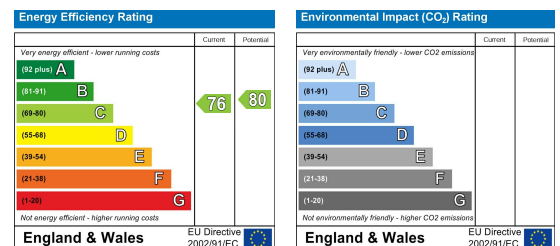
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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