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**BILL
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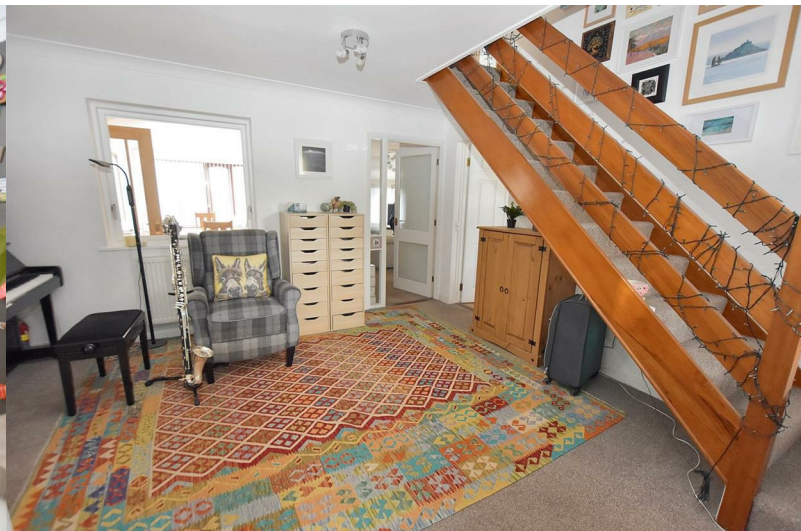
Sales & Lettings



59 Sunnyside Parc

Illogan, Redruth, TR15 3LX

£379,950



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We are delighted to bring to market this detached four bedroom extended property, cited in a particularly quiet area of Illogan, Redruth. This house makes a considerable statement as soon as it comes into view, its frontage is a striking blend of materials, giving a clean, welcoming look. Considerable parking is on offer, the driveway and car port are complemented by a single garage that includes the bonus of an inspection pit and load bearing RSJ's.

Internally, the ground floor offers exceptionally spacious family accommodation with the benefit of a downstairs WC and the fourth bedroom could potentially be repurposed as a study, left as a guest room or fully returned as a permanent bedroom, having an ensuite shower room. The initial large reception room flows into the lounge which in turn leads into the dual aspect dining room. From there, you will find an open plan kitchen/utility area which provides all the cooking facilities you will need, given the integrated equipment. Much storage is offered by the gloss white units, complemented with built in handles. To the first floor, there are two double bedrooms, a single currently used as a study which could be repurposed back to a bedroom. The bedrooms are further complemented by a well-equipped family bathroom.

Externally, the rear garden offers a peaceful, low-maintenance retreat, a shingled area bordered by patio slabs and mature bushes, shrubs and trees, with storage in the shape of a block built shed in one corner.

In terms of location, Redruth & Camborne town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park & Golf Course in under 10 minutes by car. Also, within' proximity, are several North Cornwall coastal towns including Portreath which is a mere 8 minutes or so by car. Furthermore, other surrounding beaches and local attractions can be found nearby.

OPEN CANOPY WITH LIGHT

Upvc front door with clear double glazed panel.

VESTIBULE

Upvc double glazed window towards the front driveway and aspect. Wooden internal door with three clear glazed windows leads into:

RECEPTION ROOM

14'0" x 13'8" (4.29m x 4.17m)

Stairs to first floor. Smoke alarm. Door to a WC. Radiator. Clear Glazed window with a view into the dining room. Door leading into guest room. Door with three glazed panels lead into the kitchen. Upvc double glazed window overlooking the driveway.

WC

Built in low level wc. Corner wash hand basin with mirrored medicine cabinet above. Half tiled walls. Radiator. Obscure double glazed window to the front.

GUEST BEDROOM

8'6" x 13'4" (2.61m x 4.07m)

Upvc double glazed window overlooking the front driveway and elevation. Radiator x 2. Door to ensuite.

ENSUITE

8'7" x 28'5" (2.63m x 8.67m)

Low level WC. Wash hand basin with aquaboard splash back. Single shower enclosure with light above with a Mira Sport electric shower and Aqua panels. Wall mounted towel radiator. Upvc obscure double glazed high level window to the side aspect.

LOUNGE

12'9" x 13'5" (3.9m x 4.09m)

Door with obscure panels and obscure side panels leads into this room. Upvc double glazed window overlooking the rear garden. Radiator. Wall mounted air conditioning unit. Fireplace with an open fire. Clear glazed French doors lead into:

DINING ROOM

8'2" x 16'5" (2.51m x 5.01m)

Dual aspect with tiled floor. Wooden framed windows with double glazing overlooking the rear garden. Clear glazed door with glazed side panel leading out onto the patio area. Radiator. Three panel glazed door leads into:

KITCHEN

7'11" x 13'10" (2.43m x 4.24m)

Stainless steel sink and drainer with a Upvc double glazed window overlooking the front driveway. Smoke alarm. Space and plumbing for a dishwasher. Range of eye level and base level gloss white storage units and drawers with built in handles. Straight edge work surfaces. Integrated Electrolux hob with extractor over. Integrated Belling double oven and grill. Space for tall fridge/freezer.

UTILITY AREA

8'9" x 7'3" (2.68m x 2.21m)

Stainless steel sink and drainer. Upvc double glazed window overlooking the rear patio. Eye level and base level gloss white storage cupboards with built in handles. Straight edge work surfaces. Space for white goods. Plumbing for washing machine. Radiator. Full height storage cupboard. Obscure glazed casement door leading out to the garden and garage

FIRST FLOOR

LANDING

Smoke alarm. High level Upvc double glazed window. Two storage cupboards.

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BEDROOM 1

9'0" x 13'9" (2.75m x 4.21m)

Upvc double glazed window overlooking front driveway and elevation. Radiator. Built-in wardrobe with external shelf storage. Door into:

ENSUITE

9'8" x 7'6" (2.95m x 2.31m)

Low level WC. Wash hand basin with tiled splash back. Bath with shower mixer tap and tiled splash back. Storage cupboard. Velux rooflight. Wall mounted towel radiator. Extractor fan.

BEDROOM 2

7'11" x 13'5" (2.43m x 4.11m)

Upvc double glazed window overlooking front elevation. Radiator.

BEDROOM 3/STUDY

6'8" x 7'9" (2.05m x 2.37m)

Upvc double glazed window overlooking the front drive and elevation. Radiator. Built-in wardrobe with louvre doors with hanging space and shelved storage.

FAMILY BATHROOM

4'11" x 7'10" (1.51m x 2.4m)

Part tiled. Low level WC. Wash hand Basin in a vanity Tiled splash back medicine cabinet. Bath with a Mira Sport electric shower over obscure double glazed window towards the front aspect. Two recessed built in mirrors with lights above. Wall mounted towel radiator. Loft access hatch.

OUTSIDE

The front is tarmaced to form a driveway for approximately four vehicles leading to a carport with access to a garage. The rear garden has gated access to the car port. Upvc double doors to the garage which has lighting and power, an inspection pit and lode bearing RSJ's, an up and over door and a wooden double glazed window to the side elevation. There is a double socket on the exterior. The garage also has a range of

eye level and base level storage cupbards and drawers with worktops. A door leads into a WC which has a low level WC, stainless steel wash hand basin, stainless steel splash back and an obscure double glazed window to the side. The rear garden is fully enclosed with a patio slabbed border, a shingle area, a range of mature bushes, shrubs and trees. There is a block built storage shed with lighting and power. A shingle pathway leads to a gate with access to the front of the property. An external storage cupboard houses a Worcester Greenstar boiler. Outside tap.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Follow this road on, through Broad Lane and over the A30 flyover. Continue along passing the turning on the right to Merritts Hill and take the next turning left into Sunnyside Parc. Follow the road right through Sunnyside Parc and the property will be found at the end on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 3 Mbps, Superfast, 52 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).



Road Map



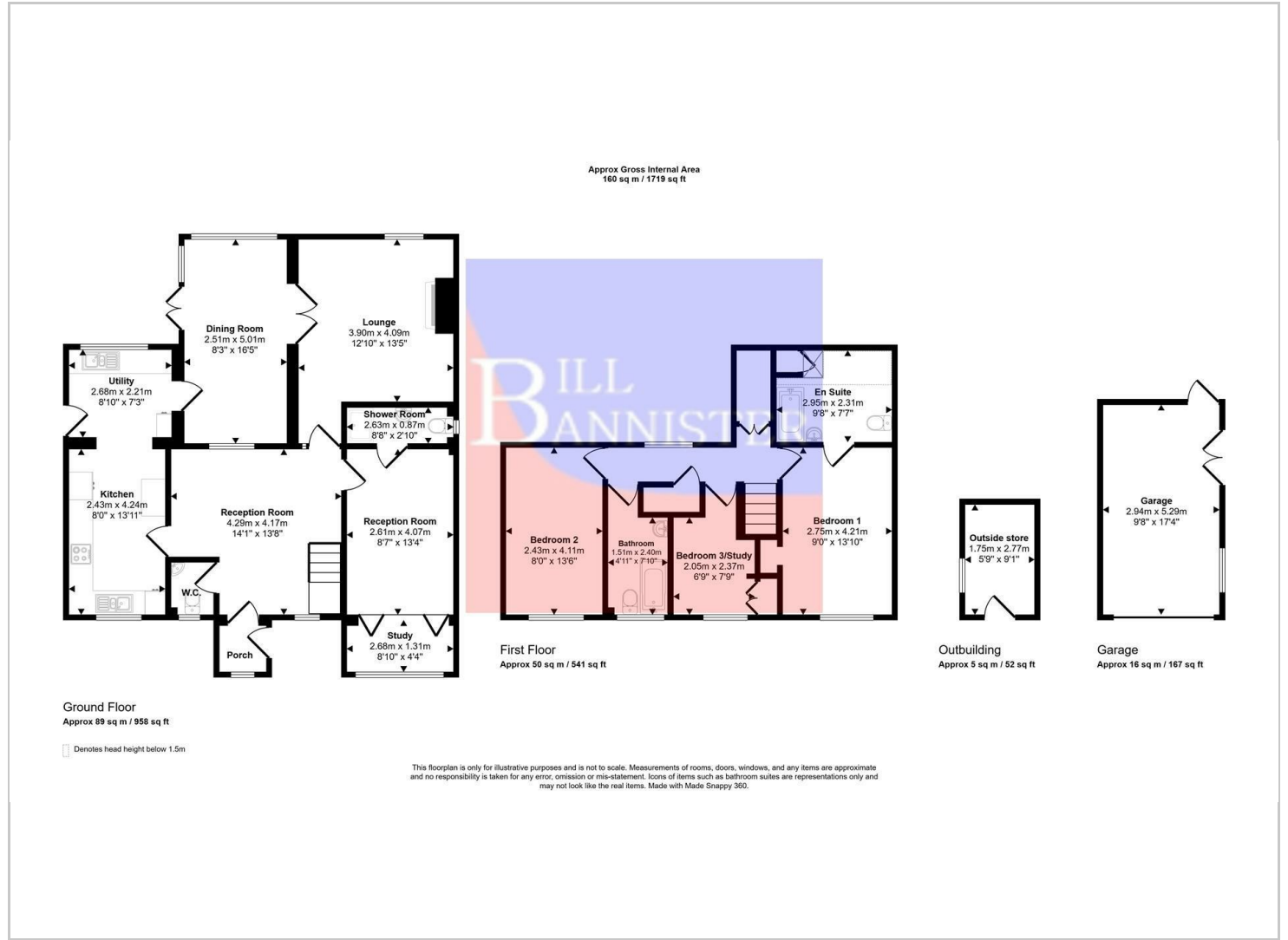
Hybrid Map



Terrain Map



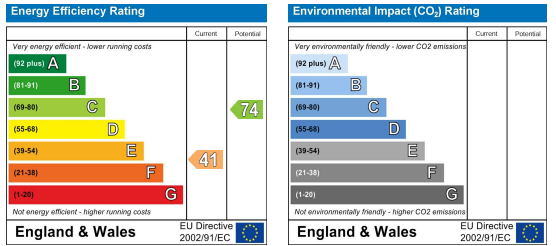
Floor Plan



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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