

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



## Crendon

Illogan Downs, Redruth, TR15 3UZ

**Guide Price £595,000**

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We are delighted to bring to market this four bedroom detached bungalow located on a very significant footprint, offering particularly stunning southerly views over open fields. A wraparound driveway adds to a great feeling of all round spaciousness which is certainly replicated internally, where a generous triple aspect lounge/living room leads into a conservatory/sun room, both of which are enhanced by a large kitchen/diner. Three double bedrooms and a family bathroom are further complemented by a single bedroom with the added benefit of en-suite facilities. Externally the property benefits from low maintenance gardens. A large front garden offering parking for multiple vehicles leads to a side driveway giving access to an even larger rear garden where two standalone single garages can be found. The village of Illogan offers a local shop, public house and other local amenities. Portreath beach situated on the north coast is approximately three miles away and can be accessed by foot through Illogan Woods. Tehidy country park is also approximately three miles away where woodland walks can be found and Tehidy golf club.

A twin glass panelled front door leading to:

## **PORCH**

**4'9" x 6'0" (1.47m x 1.83m)**

A triple aspect room with ceramic shelving and a tiled floor. Upvc clear double glazed door leading to:

## **L SHAPED HALLWAY**

Radiator and loft access hatch.

## **BEDROOM 1**

**11'1" x 11'5" (3.39m x 3.49m)**

Upvc double glazed window overlooking the front garden and elevation with wide ranging views to the south with a radiator under.

## **KITCHEN/DINER**

**9'10" x 11'3" + 6'9" x 7'10" (3.130m x 3.43m + 2.06m x 2.41m)**

Fitted with a range of gloss white eye level and base level drawers and storage cupboards. Integrated Diplomat gas hob with extractor over and an integrated Logik oven and grill below. Single ceramic sink and drainer. Roll edge work surfaces and a Worcester boiler. Two separate upvc double glazed windows overlooking the rear garden and elevation. Fully double glazed obscure door leading to the rear garden. Ample space for white goods, a radiator and a carbon monoxide alarm.

## **LOUNGE**

**14'3" x 23'8" (4.36m x 7.22m)**

A triple aspect room with a upvc double glazed window overlooking the front garden and elevation having southerly views with a radiator under. Upvc double glazed window to side with north westerly views over to open fields. Gas fire mounted on a ceramic tiled hearth and a radiator. Smoke alarm. Upvc clear glazed door with clear glazed side panels leading to:

## **CONSERVATORY/SUN ROOM**

**13'6" x 9'1" (4.14m x 2.78m)**

A triple aspect room with wood framed double glazed windows and clear double glazed roof. Wooden door with half double clear glazed panel leading to the rear garden.

## **BEDROOM 2**

**9'6" x 11'8" (2.90m x 3.57m)**

Upvc double glazed window overlooking the front garden and elevation with southerly views and a radiator under.

## **BEDROOM 3**

**9'1" x 11'4" (2.78m x 3.47m)**

Upvc double glazed window overlooking the front garden and elevation with southerly views.

#### **BEDROOM 4** **6'2" x 11'3" (1.88m x 3.43m)**

Upvc double glazed window to the side driveway. Radiator and a sliding door leading to:

#### **EN-SUITE SHOWER ROOM**

Fully tiled with a low level wc, wash hand basin and a thermostatic shower in a cubicle. Double obscure glazed upvc window to the rear aspect.

#### **FAMILY BATHROOM**

**5'4" x 8'1" (1.63m x 2.47m)**

Fully tiled with a low level wc, wash hand basin and a panelled bath with a mixer shower over and glass shower screen. Obscure double glazed upvc window to the rear aspect.

#### **OUTSIDE**

The front garden has a very expansive driveway providing parking for multiple vehicles and a gravel border. There is a distinctive Palm Tree and steps with a handrail up to the front door. A gated side driveway leads to the rear garden which is primarily laid to tarmac with a large gravelled area having a raised planting feature. A tiled path border gives rear access to the kitchen with pergola, a Palm Tree and gravelled borders with mature bushes, plants and trees. There is a fenced border to the north east side of the property and the rear garden is also fully enclosed. There are two LARGE SINGLE

GARAGES 4.07m x 7.31m (13'4 x 24') and 4.20m x 6.60m (13'9 x 21'8) separated by a gravel border, both with up and over doors, lighting and power, side windows and one has a separate side access door. Outside tap.

#### **DIRECTIONS**

From our office take the main road towards Camborne and turn left opposite Taylors Tyres into Chariot Road. Continue through Higher Broad Lane, over the A30 and fork left into Spar Lane. Take the next left into Clifton Road and follow this road down turning right at the bottom. Proceed along passing the turning to Essex Drive and the property will be found 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 15 Mbps, Superfast 65 Mbps (sourced from Ofcom).

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





Road Map



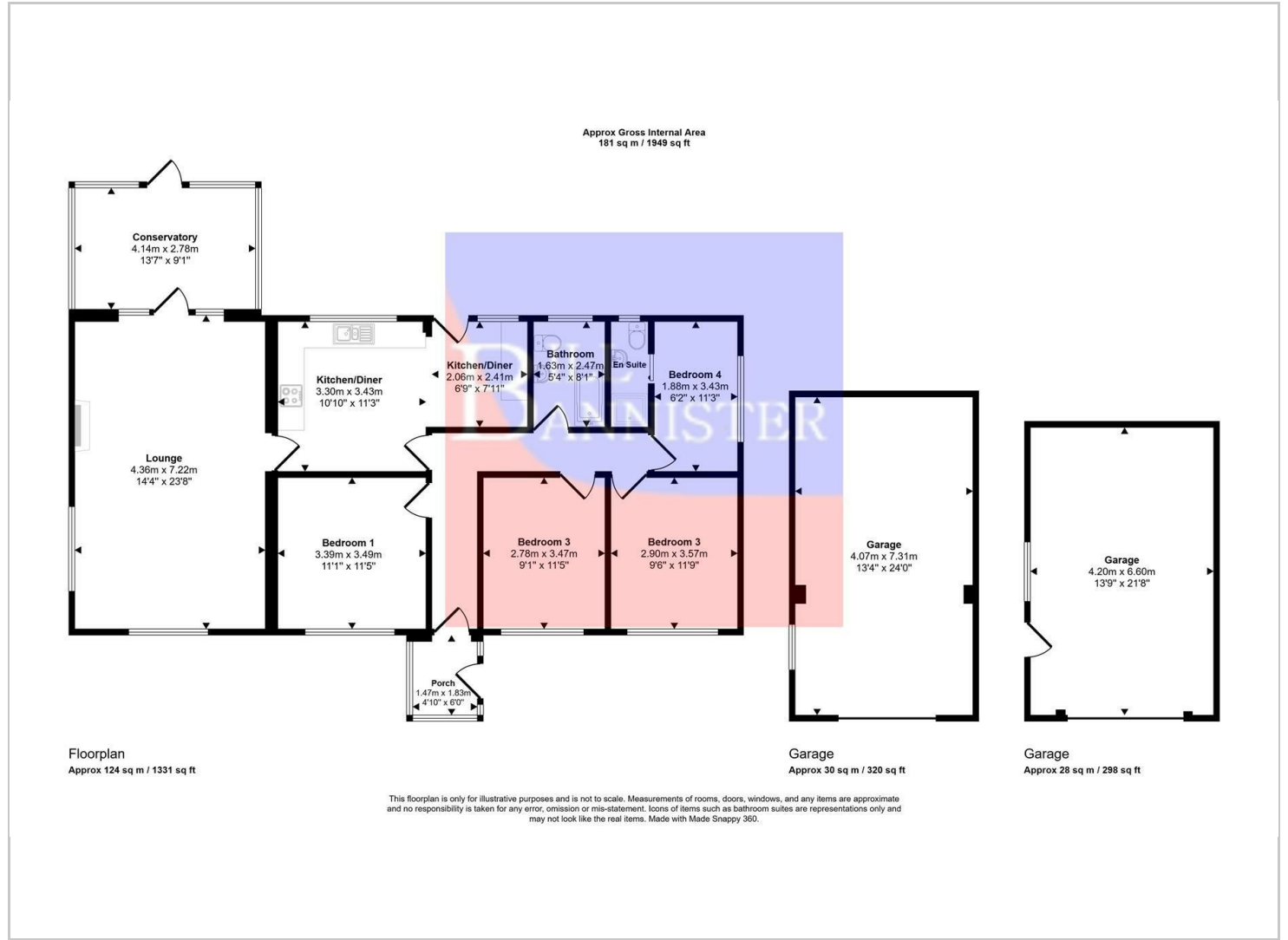
Hybrid Map



Terrain Map



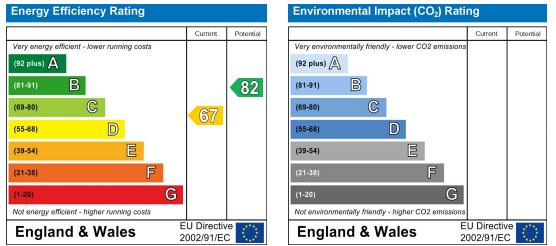
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.