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BILL BANNISTER

Sales & Lettings



47 Sunnyside Parc

Illogan, Redruth, TR15 3LX

£339,950



Offered for sale with no onward chain, this well presented modern detached house benefits from good sized family living accommodation. There are three bedrooms plus a study/dressing room, a lounge, a fitted kitchen/diner, a useful utility room and a first floor shower room. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear, driveway parking and a garage which is currently divided into two separate storage areas.



We are pleased to bring to market this detached property, sited in a particularly quiet area of Illogan. The frontage is a striking two tone blend of materials, giving a clean and welcoming look whilst internally the property is presented to a high standard. Offering delightful family accommodation, starting with a large kitchen/dining room which is ideal for both cooking and socialising. The living space is further complemented by a lounge/living room which has patio doors leading out to the rear garden. On the ground floor you will also find a utility room. To the first floor there are three bedrooms, one of which is preceded by a study which could be repurposed as a dressing room. The bedrooms are further complemented by a well equipped family shower room. In terms of location, Illogan Park is within a short walking distance, ideal for those with children. Redruth and 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 and Golf course in under ten minutes by car. Also, within proximity are several north Cornwall coastal towns including Portreath which is a mere eight minutes or so by car. Furthermore, other surrounding beaches and local attractions can be found nearby.

Upvc front door with two obscure double glazed panels leads to:

HALLWAY

Radiator, smoke alarm and stairs to the first floor with a upvc double glazed window halfway up. Laminate flooring. Door with decorative obscure glazed panel leading to:

UTILITY ROOM

7'11" x 5'6" (2.42m x 1.70m)
Gloss white storage cupboards and roll edge work surfaces. Space and plumbing for a washing machine and white goods. Wooden door with clear double glazed panel overlooking the rear garden and elevation. Wall mounted towel radiator.

KITCHEN/DINER

11'11" x 16'7" (3.65m x 5.06m)
A dual aspect room fitted with a good range of red eye level and base level cupboards and drawers. Integrated dishwasher, space for a gas cooker with extractor over and space for a tall fridge/freezer. Stainless steel one and a half bowl sink and drainer with tiled splash back. Upvc double glazed window overlooking the front garden and elevation with vertical venetian blinds. Fibre backed waterproof laminate flooring.

LOUNGE

12'1" x 15'11" (3.69m x 4.86m)
Gas fire set in a marble fireplace and two radiators. Laminate flooring, double glazed sliding patio doors with vertical venetian blinds leading to the rear garden and patio.

FIRST FLOOR

T SHAPED LANDING

Alcove with a radiator and a clear double glazed window overlooking the rear aspect and elevation. Loft access hatch, smoke alarm and a carbon monoxide alarm. Airing cupboard housing a British Gas boiler with slatted shelving and storage space.

STUDY/DRESSING ROOM

8'3" x 9'5" (2.54m x 2.89m)
Radiator and a upvc double glazed window overlooking the front elevation. Door leading to:

BEDROOM 2

12'3" x 11'6" (3.75m x 3.51m)
Upvc double glazed window overlooking the front aspect with a radiator under.

BEDROOM 1

8'11" x 16'5" (2.73m x 5.01m)
Upvc double glazed window overlooking the rear aspect with a radiator under.

BEDROOM 3

7'11" x 9'8" (2.43m x 2.96m)
Upvc double glazed window overlooking the front elevation with a radiator. Built-in wardrobe with hanging space and shelving.

FAMILY SHOWER ROOM

9'11" x 6'0" (3.04m x 1.83m)
Fully tiled with a double shower cubicle having inset shelving and an thermostatic shower. Manrose extractor fan and a upvc double obscure glazed window to the rear aspect. Wall mounted towel radiator. Low level wc and wash hand basin with a tiled splash back built into a vanity unit with cupboards and a central mirror.

OUTSIDE

To the front a gravel driveway leads up to the GARAGE which is currently divided into two separate areas. WORKSHOP AREA 2.46m x 2.43m (8'1 x 8') with an up and over garage door and a door to a STORAGE AREA 2.46m x 2.31m (8'1 x 7'1) with a radiator and a door to the rear garden. A step leads up to the front door with a small decorative lawned area having a border of mature plants. The rear garden is split between a small laid to lawn area and a patio area with a corner pond. There is a garden shed and a number of decorative features, borders of mature trees, plants and bushes plus an external tap.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue into Higher Broad Lane, over the A30 and into Broad Lane and then Lower Broad Lane. After passing the turning to Merritts Hill on the right take the next left into Sunnyside Parc. Follow the road round to the right and the property will be found in the third cul-de-sac on the right.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

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

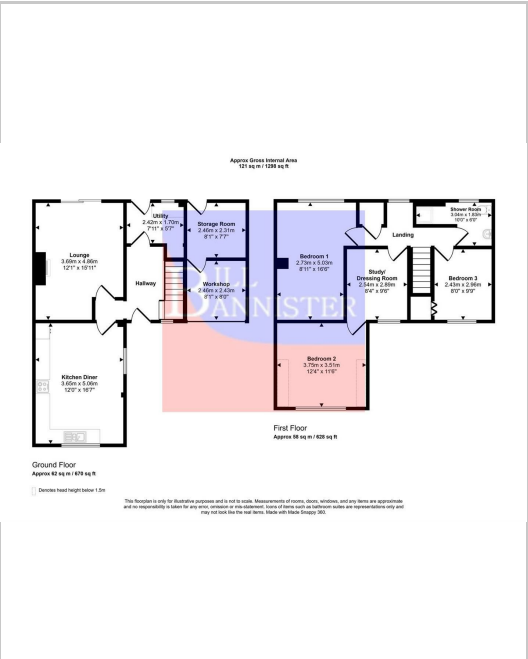
Broadband highest available download speeds - Standard 4 Mbps, Superfast 50 Mbps (sourced from Ofcom).

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

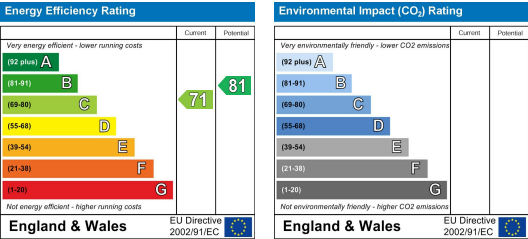
Area Map



Floor Plans



Energy Efficiency Graph



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