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**Park Leven,  
Illogan, Redruth**

**£350,000  
Freehold**





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## Property Introduction

Superbly presented by our vendors, this modern semi-detached house located in a favoured location has been updated and extended to create an inviting family home set within a sought-after cul-de-sac development. Offering three bedrooms with a remodelled bathroom on the first floor, the lounge features a focal point gas fire and the garage has been converted into a generous, formal dining room. The kitchen/breakfast room is well appointed and was updated with shaker style units in 2022 and features a range of integrated appliances together with a contemporary style freestanding wood burner. Leading off from the kitchen/breakfast room, there is a wide squared archway opening into a triple-aspect sunroom which enjoys an outlook over the rear garden. In addition to the utility, there is a second WC. The property comes with uPVC double glazing throughout, features mains gas central heating and to the outside, there is ample parking to the front on a brick paved driveway, whilst the rear garden is enclosed, lawned and features a patio to the rear of the property. In summary, a quality family home in an exclusive location, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Located within a popular residential cul-de-sac, there is a convenience store close by in Broad Lane, a pharmacy and GP surgery in Illogan and access to large out-of-town retail outlets are found less than a mile away at Pool. The nearest major town is Redruth which is within two miles and offers a range of both local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England. Truro, the administrative and commercial heart of Cornwall, is within twelve miles and the north coast at Portreath is just two miles away. The A30 trunk road can be accessed within two miles and Falmouth on the south coast, which is Cornwall's university town is some thirteen miles distant.

## ACCOMMODATION COMPRISES

uPVC double glazed door with double glazed panel opening to:-

### HALLWAY

Stairs to first floor, laminate flooring and radiator. Panelled doors open off to:-

### LOUNGE 14' 9" x 10' 4" (4.49m x 3.15m)

uPVC double glazed window to the front. Focusing on a reconstituted stone fire surround and hearth housing a gas log effect fire. Radiator.

### DINING ROOM/BEDROOM FOUR 16' 10" x 9' 0" (5.13m x 2.74m)

uPVC double glazed window to the front. Two radiators.

### KITCHEN/BREAKFAST ROOM 16' 6" x 9' 1" (5.03m x 2.77m) maximum measurements

uPVC double glazed window to the rear. The kitchen area has

recently been remodelled and is fitted with a range of eye level and base shaker style units having adjoining square edge working surfaces and incorporating an inset colour-coordinated sink unit with mixer tap. Integrated fridge and freezer together with an integrated dishwasher and 'Rangemaster' stove with five-ring gas burner hob and featuring a complementary cooker hood over. Extensive ceramic tiled splashbacks. Focusing on a 'Mendip log store', freestanding contemporary style woodburner by 'Churchill' set on a slate hearth. Laminate flooring and vertical radiator. Door off to utility and wide archway opening to:-

**SUNROOM 11' 10" x 9' 2" (3.60m x 2.79m)**

Enjoying a triple-aspect with dwarf walling and uPVC double glazed windows. Pitched double glazed glass roof, two radiators and laminate flooring extending from the kitchen/breakfast room. Doors open out onto the garden.

**UTILITY 10' 0" x 6' 0" (3.05m x 1.83m) maximum measurements plus doorway recess**

uPVC double glazed door to the rear. Fitted with a range of base cupboards having adjoining roll top edge working surfaces and with space and plumbing for an automatic washing machine. Wall-mounted 'Vaillant' gas boiler, radiator and laminate flooring. Door to:-

**CLOAKROOM**

Close coupled WC and corner wash hand basin. Radiator and laminate flooring.

**FIRST FLOOR LANDING**

Airing cupboard containing copper cylinder, radiator and access to loft space which is partially boarded. Panelled doors open off to:-

**BEDROOM ONE 12' 9" x 8' 7" (3.88m x 2.61m) plus doorway recess**

uPVC double glazed window to the front enjoying an outlook towards Carn Brea. Radiator.

**BEDROOM TWO 11' 2" x 8' 4" (3.40m x 2.54m) maximum measurements plus doorway recess**

uPVC double glazed window to the rear. Radiator.

**BEDROOM THREE 7' 6" x 7' 2" (2.28m x 2.18m) max. measurements, L-shaped**

uPVC double glazed window to the front enjoying an outlook towards Carn Brea. Over stairs storage cupboard and radiator.

**BATHROOM**

uPVC double glazed window to the rear. Re-styled with a white suite consisting of a wall-hung vanity wash hand basin with waterfall mixer tap, close coupled WC and shower bath with central waterfall mixer tap fill and featuring a 'Mira' electric shower. Extensive ceramic tiling to the shower enclosure, laminate flooring and low voltage spotlighting. Towel radiator.

**OUTSIDE FRONT**

To the front of the property, there is extensive brick paviour parking available and borders lie to one side. Pedestrian access to the side.

**REAR GARDEN**

The rear garden is enclosed, mainly lawned and features an extensive decked area ideal for outside entertaining immediately to the rear of the property. There is a further brick paved area to one side of the conservatory and in the bottom corner of the garden, there is a raised seating area which is surrounded by mature shrubs and trees and is ideal for use during summer months. The garden is fully enclosed and offers a degree of privacy. External water supply.

**SERVICES**

Mains water (metered), mains drainage, mains gas and mains electricity.

**AGENT'S NOTES** Please note, some internal images have been furnished with the use of CGI. The Council Tax Band for this property is Band 'C'.

**DIRECTIONS**

Driving from Illogan Highway along Chariot Road, continue into into Broad Lane and after passing over the A30 trunk road, take the second right into Merritts Hill, on entering Merritts Hill, the entrance to Park Leven will be found on the left-hand side where the property will be identified on the left. If using What3words: crows.legroom.veered

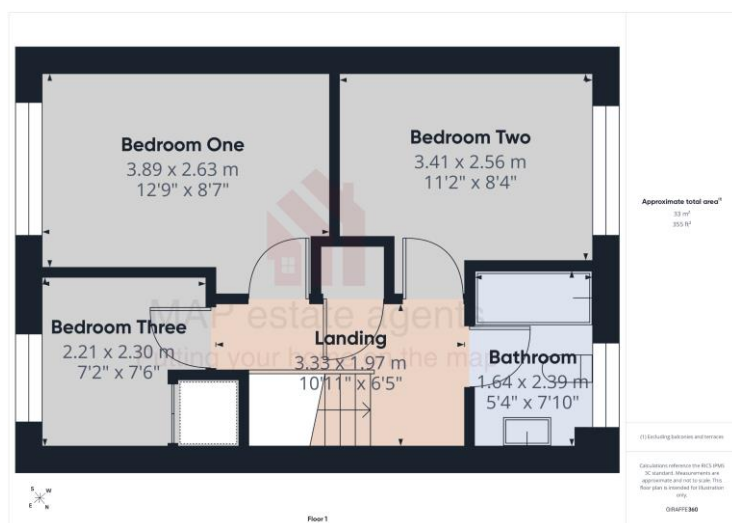


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Chain-free sale
- Modern semi-detached house
- Extended and updated property
- Three/four bedrooms
- Lounge with coal effect gas fire
- Re-fitted kitchen/breakfast room with woodburner
- Generous sunroom to the rear
- Remodelled bathroom
- Gas central heating and double glazing
- Parking to the front, enclosed garden to the rear



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