



Colborne Avenue, Illogan, TR16 - Substantial 4/5 Bed Family Home, Endless Potential, Sought-After Cul-de-Sac

Guide Price £475,000

 4  2  2



9 COLBORNE AVENUE
ILLOGAN, TR16 4EB
Coastal. Connected. Cornwall.

TRANSPORT LINKS
Redruth & Camborne mainline stations with links to Truro, Exeter and London Paddington. Regular bus services serve the local area. All areas nearby for easy train access Cornwall.

NEWQUAY AIRPORT
Approx. 35 minutes drive for national and international flights.

AMENITIES
Local shops, pubs and essential services in Illogan village. Wide range of shopping, leisure, cafes, restaurants, health-care and schools in Redruth & Camborne.

HEALTHCARE
Doctors, dentists, dental practices and pharmacies close by in Illogan, Redruth & Camborne.

SCHOOLS
Well regarded primary schools in the area with secondary schools available in Camborne and Redruth.

APPROXIMATE DRIVE TIMES

Portreath Beach	4 mins
Tilly's Walk	3 mins
Tilly's Golf Course	3 mins
Bassetts Cove	7 mins
Redruth	6 mins
Camborne	8 mins
Newquay Airport	25 mins

A WONDERFUL PLACE TO LIVE
BEACHES • WOODLAND • WALKS • GOLF • GREAT CONNECTIONS

at home
Cornwall

- Substantial two-storey 4/5 bed, detached bungalow in a quiet Illogan cul-de-sac
- Sought-after position just off Alexandra Road, backing onto open fields
- Approximately 209.2 sq m of spacious and versatile accommodation
- Flexible 4/5 bedroom layout, ideal for families, guests or home working
- Impressive master bedroom measuring approximately 5.90m x 3.84m
- Two generous lounge areas, including front snug/office/optional bedroom
- Large rear living room connecting to dining space and opening to the garden
- Kitchen, two utility/laundry rooms, downstairs WC, ground floor bathroom and first floor bathroom
- Huge driveway providing ample off-road parking plus integral double garage
- Large, level, enclosed rear garden – a fantastic blank canvas with exciting modernisation potential



Rare opportunity in sought-after Illogan cul-de-sac just off renowned Alexandra Road • Substantial two-storey detached bungalow offering approx. 209.2 sq m of highly versatile accommodation • 4/5 bedrooms with superb flexibility for families, multi-generational living, home working or guest space • Huge master bedroom suite measuring approx. 5.90m x 3.84m • Two generous lounge areas, including front snug/office/optional bedroom and large rear living room • Rear lounge connects to dining area and garden, ideal for entertaining • Exciting modernisation potential • Spacious kitchen plus two utility/laundry/storage rooms • Downstairs



WC and bathroom • Integral double garage with two doors • Extensive driveway parking • Large, level, enclosed rear garden backing onto open fields • Light, airy rooms throughout • A blank canvas with endless possibilities to create a truly impressive forever home.