



**MAP estate agents**  
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**Trevelyan Road,  
Illogan, Redruth**

**£340,000  
Freehold**





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## **Property Introduction**

An attractive detached modern family home built to exacting standards and offering a high level of energy efficiency, being sold chain free.

Benefiting from three first floor bedrooms and a family bathroom, there is a stunning dual aspect open plan kitchen/diner with the kitchen having a range of contemporary slate grey units forming a breakfast bar as a partial room divider and a generous utility room with door to the outside.

A dual aspect lounge has a double glazed window to the front and double doors opening to the garden. This family home is double glazed and there is underfloor heating on the ground floor with radiators to the first floor.

To the outside there is an enclosed lawned garden plus a driveway to the side with tandem parking for two to three cars.

## **Location**

The property is situated in the sought after village of Park Bottom. The village has a public house - The New Inn, which has an excellent local reputation and a well stocked village shop, both are within a few hundred yards of the property and there is also a unisex hairdressers. The larger village of Illogan is approximately half a mile away. Illogan has a wider choice of stores, a pharmacy, another Public House and a choice of doctor surgeries. Schooling is available for younger children in Illogan and larger out of town retail units can be found at Pool which is within two miles. Also within close proximity is Tehidy with its array of woodland walks and paths and an eighteen hole parkland golf course with clubhouse. The nearest major town is Redruth which is some two and a half miles away, here one will find a mix of 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 shopping hub for Cornwall is thirteen miles distant and the north coast village of Portreath, which is noted for its sandy beach and active harbour, is two miles away. The south coast town of Falmouth, which houses Cornwall's university, is twelve miles away and the A30 trunk road can be accessed within two and a half miles.

## ACCOMMODATION COMPRISES

Part glazed composite entrance door with courtesy lighting to either side opening to:-

### ENTRANCE HALLWAY

Tiled floor. Stairs to first floor. Spotlights. Vertical panelled door off to:-

### CLOAKROOM

Concealed cistern WC with shelf above and vanity wash hand basin with storage below. Splash boarding splashbacks and extractor fan. Spotlights.

### LOUNGE 12' 5" x 8' 11" (3.78m x 2.72m)

A dual aspect room with double glazed window to the front elevation and double doors opening to the garden.

### KITCHEN/DINER 19' 3" x 9' 4" (5.86m x 2.84m) plus recess

A beautifully appointed dual aspect room featuring a German kitchen with a range of floor and wall mounted slate grey units with white worktop over incorporating a composite sink and drainer with feature herringbone tiled splashbacks. Breakfast bar and range of built-in appliances to include oven, hob, fridge and dishwasher. Space for a dining table and chairs. Tiled floor. Spotlights.

### UTILITY 9' 8" x 4' 0" (2.94m x 1.22m) plus downstairs recess

Glazed door to outside. Space for washing machine and tumble dryer with worktop over. Wall mounted boiler. Understairs storage space. Space for fridge/freezer and tiled floor. Spotlights.

### FIRST FLOOR LANDING

Double door storage cupboard. Positive air pressure system. Spotlights. Vertical panelled doors off to:-

### BEDROOM ONE 12' 6" x 9' 0" (3.81m x 2.74m)

Double glazed window to front and radiator. Spotlights.

### BEDROOM TWO 9' 8" x 9' 4" (2.94m x 2.84m)

Double glazed window to front elevation. Double door storage cupboard and radiator. Spotlights.

### BEDROOM THREE 9' 2" x 6' 10" (2.79m x 2.08m) plus door recess

Double glazed window to rear and radiator. Spotlights.

### FAMILY BATHROOM

A modern white suite comprising panelled with with rainhead shower over with shower screen, close coupled WC and vanity wash hand basin with storage below and wall mounted mirror with light over. Double glazed window to rear elevation. Tiled walls and towel radiator. Tiled floor, spotlights and extractor fan.

### OUTSIDE

To the side of the front of the property is a paviour driveway providing tandem parking for two cars. A low level privacy white wall screens the property from the pavement with attractive wood panelling on the house side, a block patio runs across the front of the house leading to the level garden. The far side is mainly laid to lawn and enclosed by wood panelling on two sides and hedging to the rear boundary. A block pathway leads along the rear of the house.

### SERVICES

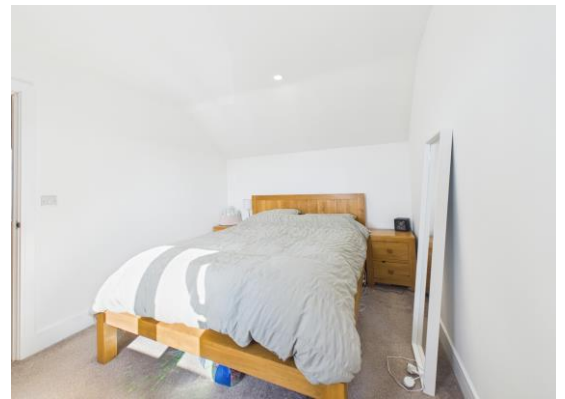
Mains water, mains drainage, mains electric, mains gas. There are owned solar panels on the roof.

### AGENT'S NOTES

The Council Tax for the property is band 'C'. In line with the estate agents act of 1979, the seller is related to a member of staff within MAP Estate Agents.

### DIRECTIONS

From the pub in the middle of Park Bottom (The New Inn) the property is located approximately four hundred yards away, on the opposite side of the road, just as Trevelyan Road starts. If using What3words:- mural.miracle.presuming

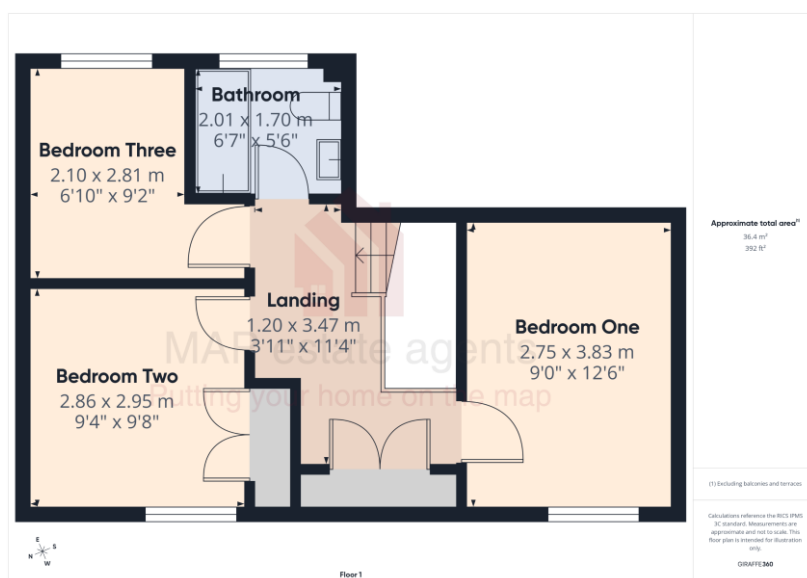
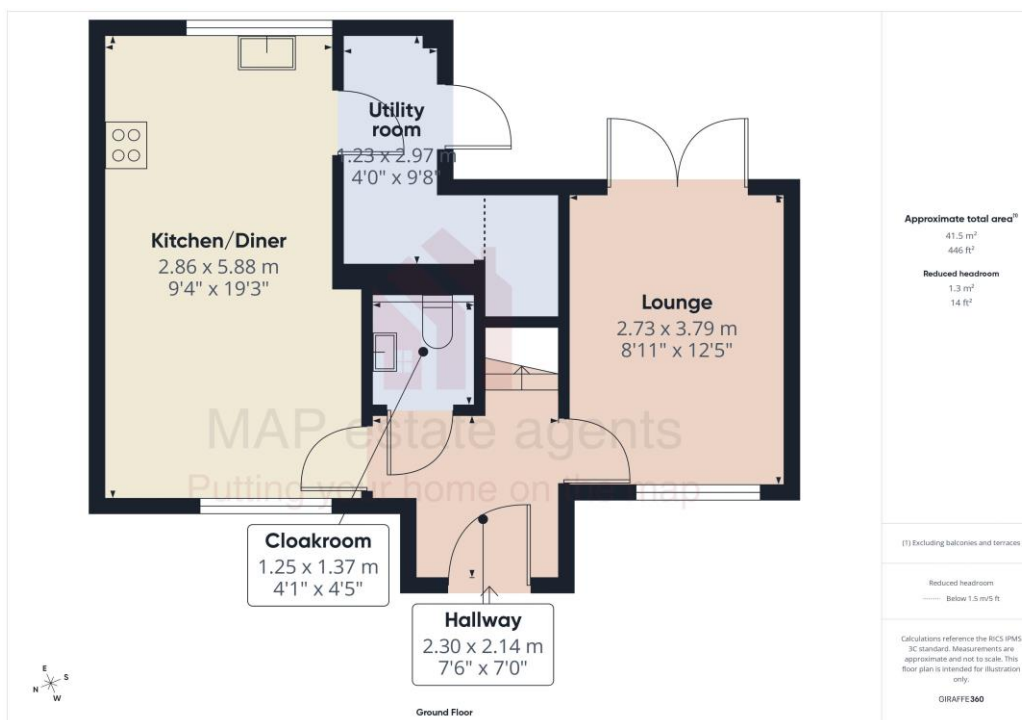


Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached non-estate house built in 2024
- EPC 'A' with energy rating of 99
- Lounge
- Kitchen/dining room
- Kitchen with built-in appliances
- Underfloor heating to ground floor, radiators to first floor
- Level lawned garden to one side
- Large driveway for two cars
- Popular village location
- Utility room and ground floor cloakroom



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