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Putting your home on the map

Trevelyan Road,
Paynters Lane End, Redruth,

Offers Over £335,000
Freehold

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Property Introduction

Occupying a private position within the heart of Illogan, this detached bungalow is within easy, level walking distance of the village amenities. Having been transformed by the current vendors this home boasts generous living accommodation as as well as three bedrooms.

The accommodation also benefits from a kitchen/diner and conservatory overlooking the low-maintenance and private rear garden. The heart of the home is undoubtedly the incredible living room; featuring a contemporary media wall, recessed ceiling with feature lighting and beautiful oak veneer flooring. The property is ready to move straight into whilst still offering scope for a new owner to add their own finishing touches and personal style. Versatile and well-balanced throughout, we feel this home would be perfectly suited to a growing family, as it has been for the current vendors, whilst also appealing to those looking to downsize without compromising on space.

Externally the property boasts a private front garden and drive, as well as a personal door providing rear access to the garden through a covered walk-way with various rooms such as a wet room and store room both with electricity leading then through to the workshop and bar/studio.

Location

Illogan remains one of the area's most sought-after villages, offering the perfect balance of community living and convenience. At the heart of the village you'll find a range of everyday amenities including a highly regarded primary school, doctors' surgery, pharmacy, village pub, shop and even a pasty and fish and chip shop.

For families, the village benefits from excellent educational facilities nearby, with a choice of secondary schools available in both Camborne and Pool. The neighbouring towns also provide a wider range of shopping, leisure and employment opportunities, including supermarkets, retail parks and healthcare services.

Illogan is ideally positioned for those needing to commute, with easy access to the A30 providing excellent links across Cornwall. The stunning North Cornish coastline is also within easy reach, with beautiful beaches at Portreath, Gwithian and Godrevy just a short drive away, offering miles of golden sand, coastal walks and some of the county's finest surfing and watersports.

ACCOMMODATION COMPRISES

Storm porch with external light and composite door opens into the:-

ENTRANCE HALL

Wood-effect laminate flooring and Oak veneer doors open into the three bedrooms, and the shower room. An open doorway takes you into the kitchen/dining room and double doors open into the incredible living room. The airing cupboard houses the gas boiler and provides storage space. Radiator and positive air ventilation system. Large access hatch to the

loft with a fold-down ladder. Subject to the relevant planning permissions and building regulations, there is potential for conversion, with many neighbouring properties along the road having undertaken similar improvements.

KITCHEN/DINER 12' 0" x 11' 6" (3.65m x 3.50m)

Base-level units running along three sides, marble effect composite worktops and eye level storage space and shelving. One-and-a-half bowl sink and large uPVC double-glazed window looking out to the front garden and driveway. Low-level electric oven, four-ring gas hob above and extractor fan. Spaces for a washing machine, dishwasher and integrated fridge freezer. Built-in table/breakfast bar. Radiator, tile effect vinyl flooring and composite door with glazed panel opening through to the covered walk way.

LOUNGE 17' 3" x 13' 10" (5.25m x 4.21m)

An incredible space with built-in entertainment wall, recessed shelving and spotlights. Oak-effect laminate flooring. Spotlight lighting with a feature recessed lighting panel. This room is flooded with natural light from the uPVC double-glazed doors opening through to the patio, and a uPVC double-glazed triple panel window looking out to the patio and through to the garden.

CONSERVATORY 15' 3" x 6' 6" (4.64m x 1.98m)

Continuation of the oak-effect laminate flooring. Modern graphite grey radiator, uPVC double-glazed sliding door opening to the garden, and a uPVC double-glazed window looking through to the living room.

PRINCIPAL BEDROOM 13' 9" x 8' 1" (4.19m x 2.46m)

A spacious double benefiting from floor-to-ceiling sliding wardrobes with mirrored panels. Large uPVC double-glazed window looking out to the rear garden, gloss oak-effect laminate flooring, and radiator.

BEDROOM TWO 12' 0" x 9' 10" (3.65m x 2.99m)

To the front elevation, uPVC double-glazed window overlooking the front garden. Oak veneer flooring, radiator.

BEDROOM THREE 8' 6" x 7' 5" (2.59m x 2.26m)

Oak veneer flooring, radiator, and a uPVC double-glazed window looking out to the front.

FAMILY SHOWER ROOM

Tiled floor to ceiling with large double boiler-fed shower with recessed storage. Low-level WC with built-in storage, basin with mixer tap set above. chrome heated towel rail, Large built-in mirror, spotlight lighting. Tiled flooring – a modern finish throughout.

COVERED WALKWAY

Accessible from the front via a composite door and also from the kitchen via a uPVC door with opaque glass. This covered walkway leads to the rear garden, the second shower room, a small storage cupboard with electricity, workshop, and the Bar/studio.

SHOWER ROOM

Window with single-glazed opaque glass, low-level WC, wash hand basin, and a large shower tray with electric shower.

STORAGE CUPBOARD

Wooden door opening into a handy store cupboard with electricity connected and plastic-panelled sides. Ideal for additional storage and practical household use.

BAR/STUDIO 16' 0" x 7' 11" (4.87m x 2.41m)

A versatile space with uPVC double-glazed window overlooking the rear garden. Carpeted flooring and electricity connected.

REAR GARDEN

Accessible from the conservatory, the covered walkway, and the garden room. Designed with low maintenance in mind, it is predominantly laid to AstroTurf, with a pathway leading to the conservatory. A beautiful wooden-clad pond provides an attractive focal point, complete with an opaque feature section. The garden is enclosed by high fencing. Outside water tap, external lighting, and external power sockets.

OUTSIDE FRONT

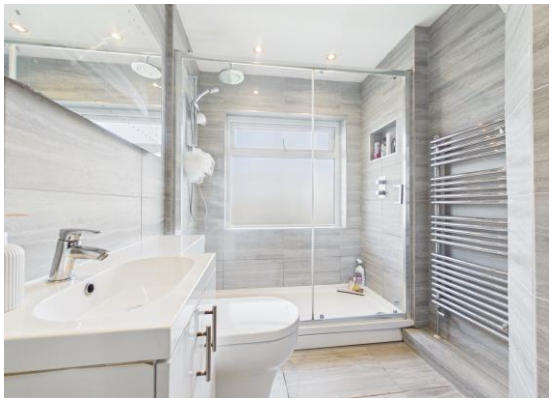
Set back from the road by a low maintenance front garden, laid to lawn with planted boarders and middle section with palms. A driveway runs to one side from the gated entrance providing private parking. A composite door provides rear access to the garden via a covered walkway giving access to one of two shower rooms, workshop and bar/studio.

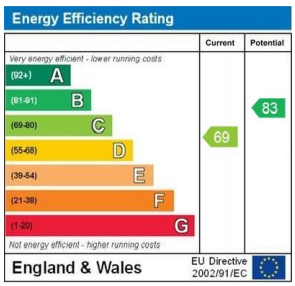
AGENT'S NOTE

The Council Tax band for this property is band 'C'.

SERVICES

Mains water, mains drainage, mains electricity, and mains gas are all connected to the property.





MAP's top reasons to view this home

- Detached bungalow in quiet residential location
- Three bedrooms
- Workshop
- Garden room/Bar
- Incredible living room with entertainment wall
- Flat/short walk to local shops/pharmacy/doctors
- Low maintenance rear garden
- Council Tax band 'C'
- Conservatory
- Private driveway

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