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# BILL BANNISTER

Sales & Lettings



## 23 Warwick Avenue

Illogan, Redruth, TR16 4DZ

**Guide Price £349,950**



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Very well presented by the vendors and situated in this ever popular residential location, this detached bungalow enjoys a lovely corner plot. There is a lounge focusing on a marble fire surround with an inset gas coal effect fire. Two bedrooms are provided, one with an en-suite wet room and there is also a family bathroom. The well appointed kitchen/diner has plenty of working surfaces with storage facilities and incorporates an oven, hob and hood. The property has a gas fired heating system and this is complemented by double glazing. It also benefits from a Drimaster air circulation system. Externally, to the front double gates lead to plenty of turning and parking facilities and then to the garage with an electric roller door. Access either side leads to a well enclosed rear garden being laid to lawn with high boundaries and a sunny aspect patio. Shopping facilities, a public house and travel facilities are available within a few hundred yards level walk and you will find access to Tehidy Woods, the golf course and the north coast at Portreath.

## **ENTRANCE HALLWAY**

Approached via a recessed porch. Built-in cupboard, a Drimaster air circulation system and a radiator.

## **LOUNGE**

**13'9" x 12'8" (4.20m x 3.87m)**

Focal point marble style fireplace and surround with an inset gas coal effect fire flanked by alcoves. Two radiators and a large window to the front elevation.

## **BEDROOM 1**

**10'2" x 11'8" (3.10m x 3.57m)**

Radiator and a window to the rear elevation. Door to:

## **EN-SUITE WET ROOM**

**6'9" x 6'4" (2.07m x 1.95m)**

A mains shower, curtain and rail. Wash hand basin and a wc. Wall tiling, a ladder radiator, a shaver point and a glass shelf.

## **BEDROOM 2**

**11'2" x 12'11" (3.41m x 3.96m)**

A radiator and a window to the front elevation.

## **KITCHEN/DINER**

**16'4" x 7'9" (5.00m x 2.37m)**

A light and sunny room with two windows to the rear elevation and a side door. Single drainer stainless steel sink unit and plenty of working surfaces with cupboards and drawers beneath plus splash backs. Complementary eye level cupboards, an electric oven, hob and an extractor hood. Radiator and internal access to the garage.

## **FAMILY BATHROOM**

**5'2" x 8'3" (1.60m x 2.53m)**

Twin grip panelled bath with an electric shower. Wash hand basin and a low level wc. Wall tiling, extractor fan and a ladder radiator.

## **OUTSIDE**

To the front double gates open to a driveway and turning area providing parking for several vehicles. This leads to a GARAGE 2.75m x 5.04m (9' x 16'6) with an electric roller door, space for white goods with worktops above, storage cupboards and a wall mounted Worcester gas combination boiler. There is a side lawned area with borders of mature shrubs, bushes and trees. There is side access to both sides of the property, one with an outside tap leading to the rear garden which is particularly well enclosed and sheltered. There are

lawns plus a Magnolia and Forsythia. To one side there is a patio area taking full advantage of the afternoon and evening sun.

### DIRECTIONS

From Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this road all the way through Broad Lane until you reach the double mini roundabout at Paynters Lane. Take the second exit into Alexandra Road and then take the turning on the left to Warwick Avenue and Alexandra Close. Turn right into Warwick Avenue and the property will be found on the right hand side.

### 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 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good indoor & variable indoor, Three - Good outdoor, O2 - Good outdoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



