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Sales & Lettings



Briarbank, 86A Sunnyside Parc

Illogan, Redruth, TR15 3LY

£349,950

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New to market is this four bedroomed semi detached home, providing very good family sized accommodation and ideally situated in a quiet cul-de-sac, offering good access to local primary and senior schools and within walking distance of the local park. Presented to a very high standard, this property was extended in the early ownership period of the current vendors and makes great practical use of the available space on offer, hence an early viewing is recommended. On entry, a very useful entrance porch with a built-in seat and a radiator opens out into a very nicely sized open plan lounge/living room/diner with an open fire. The dining area has access to the rear garden via sliding patio doors. A rear hallway serves as a useful space for appliances and gives access to a very convenient downstairs wc/utility room which is aqua boarded throughout. Thereafter, the kitchen is nicely presented in a U-shaped format and includes a very handy breakfast bar. Stairs from the lounge lead to the first floor which has a mid-house landing. The master bedroom is within the extended area and has a walk through corridor linking to an en-suite bathroom and the current vendors have been very creative in making this a dressing room area with built-in wardrobes and a dressing table. The en-suite itself is presented to a high standard with great use made of mosaic tiling to add to the finish and includes a thermostatic shower over the bath. The second bedroom is to the rear and includes built-in wardrobes with storage above. The third and fourth bedrooms are to the front of the property. To complement the bedrooms is a family bathroom which includes a thermostatic shower over the bath. Externally, to the front a gravelled driveway with parking for up to two vehicles leads to a single garage with a recently installed electric roller door, the garage also housing the recently installed gas boiler. The remainder of the front garden is fairly low maintenance with two planting areas and a slabbed pathway surround. To the rear, the fully enclosed garden can be accessed from both the kitchen and dining areas and is a real sun trap due to its southerly aspect. A good sized laid to lawn area with established and mature borders is complemented by a summerhouse with adjacent log store and a rear three level planting feature. It should be noted that in addition to the new boiler and remotely controlled electric garage door installations, all bar one of the UPVC windows were replaced in 2024. In terms of location, Illogan Park is within a short walking distance, ideal for those with children. Both primary and secondary schools are within walking distance or a short drive whilst Redruth and Camborne town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and Golf Course in under ten minutes by car. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere eight minutes or so by car. Furthermore, other surrounding beaches and local attractions can be found nearby.

Upvc front door with three decorative obscure double glazed panels opens to:

ENTRANCE PORCH

Radiator, a light and a built-in seat. Internal front door with two decorative frosted glazed panels opens to:

OPEN PLAN LOUNGE/DINER

16'5" x 16'11" + 8'4" x 7'11" (5.02m x 5.17m + 2.55m x 2.43m)

Radiator and stairs to the first floor. Upvc double glazed window overlooking the front garden and aspect. Open fire set on a slate hearth within a slate fireplace surround. Sliding upvc double glazed French doors open out onto the rear patio. Second radiator and a door with two frosted glazed panels opens to:

REAR HALLWAY

With a recessed radiator. Roll edge work surface with eye level storage cupboards above and base level storage cupboards below. Space for a tall fridge/freezer. Door opens to a full height storage cupboard. Door opens to:

WC/UTILITY ROOM

7'2" x 4'5" (2.20m x 1.35m)

Fully aqua boarded with a low level wc having a built-in cistern. Radiator with high level clear glazed panels above. Stainless steel sink and drainer with a roll edge worktop and eye level and base level storage cupboards. Space and plumbing for a washing machine and space for a condensor tumble dryer. Upvc double glazed window to the rear aspect.

KITCHEN

9'1" x 9'1" (2.78m x 2.79m)

Fully tiled in a U shape format. Radiator and a breakfast bar. Roll edge work surfaces and a range of eye level storage cupboards and base level storage cupboards and drawers. Space for a large gas cooker with a built-in extractor hood over. Space for a free standing dishwasher. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Upvc door with clear double glazed half panel opens to the rear garden.

FIRST FLOOR

LANDING

Loft access hatch.

MASTER BEDROOM

8'8" x 11'5" (2.65m x 3.49m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Walkway through to:

DRESSING ROOM

Two built-in wardrobes with hanging space and shelved storage cupboards above. Storage cupboard with a dressing table and mirror. Loft access hatch.

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EN-SUITE BATHROOM

8'7" x 5'9" (2.64m x 1.77m)

Fully tiled with a low level wc having a built-in cistern. Wash hand basin built into a storage/vanity unit with decorative mosaic tiles. Bath with a thermostatic shower over. Silvervent extractor fan and a upvc obscure double glazed window to the rear aspect. Mirror with a mosaic decorative tiled surround. Wall mounted towel radiator.

BEDROOM 2

9'3" x 12'10" (2.84m x 3.92m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect. Built-in wardrobe with hanging space and storage cupboards over. Built-in mirror with a dressing table and a storage cupboard below.

BEDROOM 3

9'4" x 12'1" (2.87m x 3.70m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

BEDROOM 4

6'5" x 7'10" (1.97m x 2.40m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

FAMILY BATHROOM

6'4" x 5'8" (1.95m x 1.75m)

Low level wc with a built-in cistern. Wash hand basin built into a vanity unit with a tiled splash back. Bath with a Mira thermostatic shower over. Radiator below a upvc double glazed window to the rear aspect. Primeline extractor fan.

OUTSIDE

To the front there is a gravelled driveway providing parking for two vehicles and leading to a GARAGE 2.78m x 4.73m (9'1 x 15'6) with a new electric opening door, lighting and power, a Viessman boiler and a mains

pressure water tank. There are mature hedged borders with raised gravel borders and a planting feature with a slabbed pathway surround leading to the front door. There is a second gravelled planting feature and a gate accesses the rear garden. A door from the kitchen opens out to the rear patio with a slabbed pathway leading to a SUMMERHOUSE 2.55m x 1.64m (8'4 x 5'5) with an adjacent wood store. There is a border of mature bushes, plants and shrubbery. A pathway to the opposite side of the garden runs alongside a mature border of established bushes, plants and shrubbery. There is a laid to lawn area and a raised three level planting feature at the rear with an external tap.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue along passing over the A30 into Broad Lane. Continue along into Lower Broad Lane and turn left into Sunnyside Parc. Follow the road around and the property will be found in the last cul-de-sac on the left 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 2 Mbps, Superfast 68 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



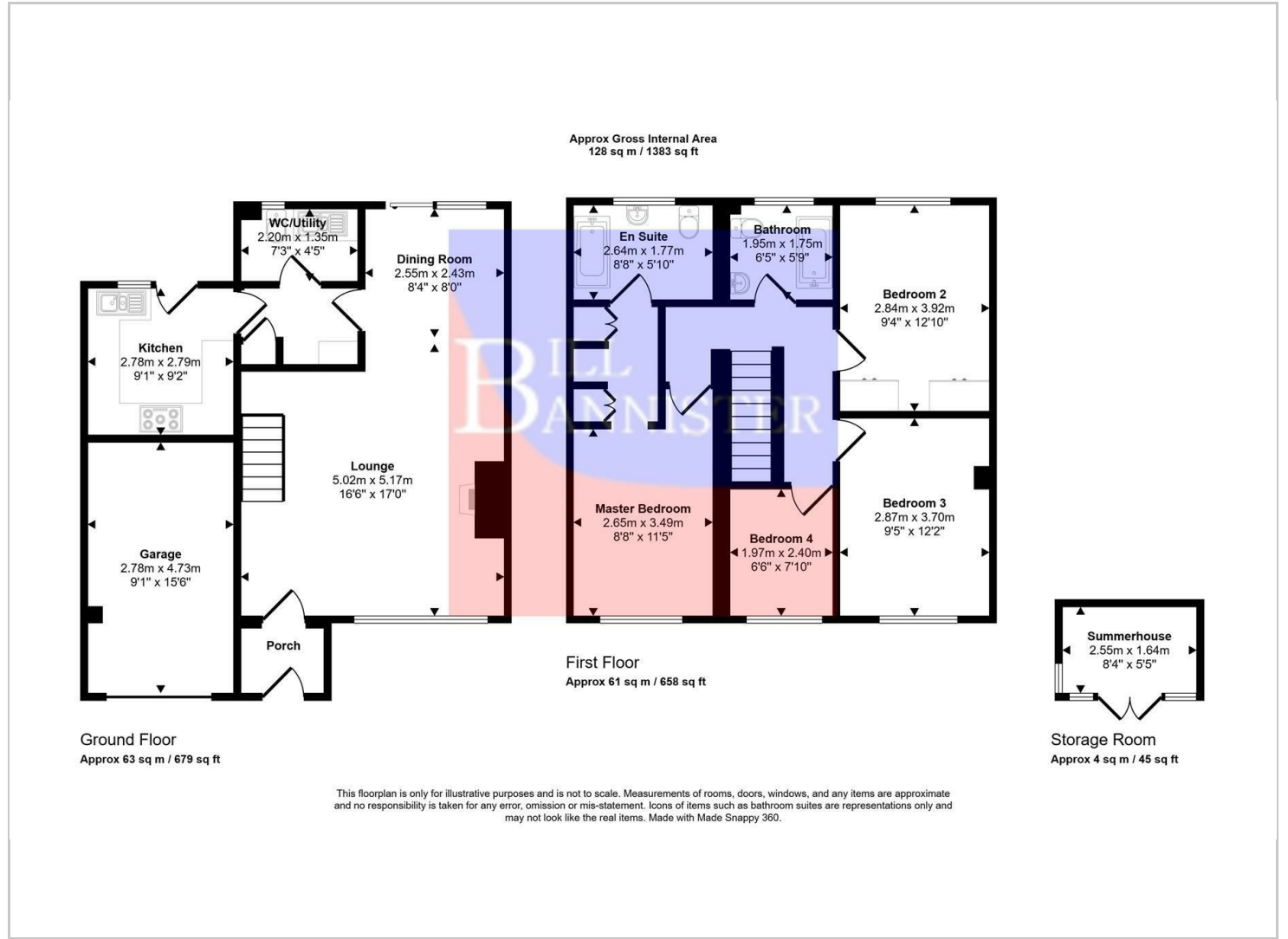
Hybrid Map



Terrain Map



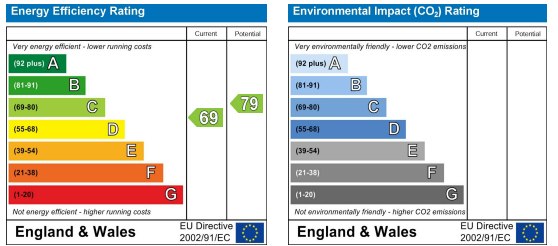
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.