

Lower Broad Lane  
Redruth  
TR15 3HW

Offers Over £375,000

- DETACHED BUNGALOW WITH GARAGE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
  - TWO BATHROOMS
- PERFECT FOR MULTI-GENERATIONAL LIVING
- OFFERS HUGE VERSITILITY
- POPULAR VILLAGE LOCATION
- PARKING FOR UP TO THREE CARS
- LOW MAINTENANCE REAR GARDEN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 1586.00 sq ft



4



2



2



D68

### PROPERTY DESCRIPTION

This immaculately presented detached home offers spacious and flexible accommodation arranged over two floors, with driveway parking for two/three vehicles, a garage and a low maintenance enclosed garden.

The property is well suited to a range of buyers due to its versatile layout. On the ground floor there are two double bedrooms alongside a large shower room, ideal for those requiring single-level living or multi-generational arrangements. The main living accommodation includes a separate dining room, a fitted kitchen with ample worktop and storage space, and a generous lounge which opens through an archway into a further sitting/dining area, creating a flexible reception space.

To the first floor are two further double bedrooms both measuring over 15ft in length, an additional shower room and generous storage running the whole length of the landing. This layout allows the property to function equally well as a four-bedroom family home or with reception/office space as required.

Externally, the rear garden is enclosed and designed for ease of maintenance, with a paved patio area and area laid to lawn. To the front there is driveway parking for two to three vehicles in addition to the garage which has electricity. The home is double glazed throughout and has gas central heating.

This home really needs to be seen to appreciate just how versatile the space is.

### LOCATION

Illogan is a popular Village which offers access to local shops, a pharmacy, and pub just to name a few amenities. It is a short drive from the North Cornish coast with its stunning beaches and rugged coastal walks and on the door step of Tehidy Country Park. Illogan sits almost equidistant between the towns of Redruth and Camborne which both offer a wide range of retail and leisure facilities, schools for all ages. The A30 and mainline rail way are only a ten minute drive away providing transport links through the county and beyond. Illogan is a fantastic village that still has a sense of community.

### DIRECTIONS

from Camborne, head towards Pool/Redruth on the A3047. Continue on the A3047 through Pool and on towards Illogan/Redruth. On reaching Illogan, follow the road towards Lower Broad Lane, then turn into Tolgus Lane, where Dogwood (TR15 3HW) will be found on the left hand side. Please park in the drive for viewings.

### ACCOMODATION IN DETAIL

(All dimensions are approximate and are measured by LiDAR)

### TO THE FRONT

Situated on a generous plot with access to the rear garden from both sides. The front garden is laid to lawn, with a planted border and bordered by planted Cornish wall. A private drive runs down to the garage and provides parking for up to 3 cars ( with the potential to create more. A paved patio area runs up to the front door with storm porch and continues around to the side where gated access opens to a spacious sidewalk to the rear garden.

### HALLWAY

A spacious and light hallway with herringbone effect vinyl flooring and beautiful solid timber half-turn staircase with spindled balustrade's, creating a real focal point. Doors leading to both ground floor double Bedrooms, the Dining room, ground floor Bathroom, understairs cupboard, the Kitchen and the impressive Living room. An open archway gives secondary access to the Dining room. Spotlight lighting and radiators.

### DINING ROOM

Accessed via double doors and also an open archway, this room is a generous size and as you can see from the photos comfortably houses a dining room table for up to 6 people, whilst leaving ample space for other furniture. Built-in cupboards to either side of the chimney breast. uPVC double glazed window overlooking the front garden. Carpeted flooring and radiator. If a separate Dining room is not required this would make a great games room/snug or could even be a fifth bedroom. This really is a hugely versatile home, where the room uses could be easily changed to suit your living needs.



### KITCHEN

To the rear elevation, enjoying viewings over the garden and providing access via a uPVC glazed door with glass panel. The Kitchen runs along three side of the room, with granite effect laminate worktops and upstands, tiled splashbacks and ample eye and base units. Spaces for a washing machine and full height fridge freezer. One and a half bowl stainless steel sink and integrated low level oven with 4 ring gas hob above. Slate effect vinyl flooring and cupboard housing the fuse board.

### LIVING ROOM

This impressive room spans the whole depth of bungalow and measures over 24 ft long. This room is flooded with natural light from the 3 double glazed windows looking out to the front, rear and side gardens. Partially separated by an open archway, allowing for clearly defined yet connected reception spaces. The Living area to the front has a focal point freestanding electric fireplace. Carpeted flooring, radiators and cupboard housing the gas boiler.

### BEDROOM ONE

One of four double bedrooms in this home with two on the ground floor. To the front elevation providing views over the front garden. Benefiting from built-in wardrobes running along one side. Carpeted flooring and radiator. The layout of this home really lends its self to multi-generation living and would also lend itself to accommodation for a person with additional needs.

### BEDROOM TWO

A generous double bedroom enjoying views over the rear garden. Built in-wardrobes to one side providing ample storage. Carpeted flooring and radiator.





Lower Broad Lane, Redruth, TR15 3HW

### GROUND-FLOOR SHOWER ROOM

One of two impressive and recently updated bathrooms. Large walk-in shower with glass privacy screen and low maintenance granite effect composite panelling. Large decorative basin with curved edges and storage below. Composite splashback with chrome edges and low level WC. Wood effect laminate flooring and large uPVC double glazed window with opaque glass looking out to the rear.

### LANDING

The carpeted wrap-around stairs lead up to the carpeted landing with deep storage cupboards running the whole length providing plentiful storage. Velux window and feature light fitting. Doors leading to bedroom three and four and the modern shower room.

### BEDROOM THREE

Both bedrooms on the first floor are particularly generous with the third allowing space for a double bed as well as a sofa and other large furniture. Carpeted flooring, radiator and eaves storage to both sides. Velux window and uPVC double glazed window looking out to the side.

### BEDROOM FOUR

Currently being utilised as a additional Living room, this is a fantastic space and again offers huge versatility. Carpeted flooring, Velux window, eaves storage and radiator.

### 1ST FLOOR BATHROOM

Large walk-in boiler fed shower with glass privacy screen and composite shower panels for low maintenance. Free standing basin with storage below and low level WC. Wood effect vinyl flooring, tiled walls and Velux window.





## GARAGE

Whilst the garage can comfortably house a car, this handy space is used as a workshop and has electricity. Accessed via double wooden doors.

## REAR GARDEN

A well-maintained enclosed rear garden, comprising of a generous paved patio, lawned area and established planted borders. High fences for maximum privacy. Outside water tap, greenhouse and external lights.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Great

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None



Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Lateral living  
Coal mining area: No  
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

147.3 m<sup>2</sup>  
1586 ft<sup>2</sup>

**Reduced headroom**

11.4 m<sup>2</sup>  
122 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Are you interested in this property but aren't currently in a proceedable position?

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