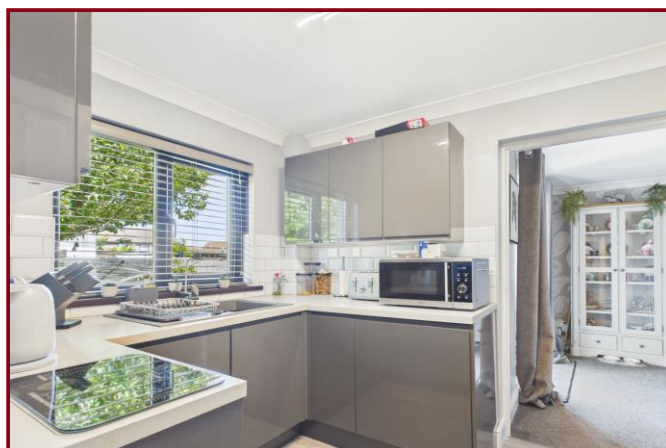




MAP estate agents
Putting your home on the map

**Sunnyside Parc,
Illogan, Redruth**

**£350,000
Freehold**





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Illogan, Redruth
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Property Introduction

An opportunity to purchase this beautifully presented four bedroomed family home which has in recent years been extended and now offers spacious accommodation benefiting from double glazed windows and doors and a gas fired central heating system. Being approached by a large bricked driveway an entrance vestibule leads into the hallway which in turn takes you in to a large reception room which is beautifully presented and this continues as a theme throughout the rest of the accommodation. A fitted kitchen offers a good range of storage cupboards along with integrated appliances. The extension comprises of an impressive dining room with double glazed doors accessing out on to the rear garden with what remains of the former garage being utilised as a storage/utility space. To the first floor the additional accommodation for the extension comprises of the principal bedroom with the advantage of having an en-suite shower room whilst accessed off the landing are three further bedrooms and a refitted family bathroom suite. Externally to the rear is an enclosed garden with lawn, patios along with a deck which is a wonderful place in which to relax or entertain. To the side of the house is a large storage shed and a pedestrian gateway leading to the front of the property.

Location

Illogan is a popular village ideally situated for access to the A30 trunk road ensuring easy access to other parts of the county and beyond. The village is also within close proximity to the stunning north coast with its majestic cliff top walks taking in some of the county's most beautiful vistas and is also renowned for its surfing beaches.

Tehidy Country Park is also nearby with acres of woodland to explore with Tehidy Golf Club being adjacent. Local amenities are within a reasonable walking distance with out to town supermarkets located in Pool and Redruth whilst the cathedral city of Truro, being the main centre in Cornwall for Business and retail outlets is just approximately ten miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

ENTRANCE PORCH

Fuse box. Doorway giving access into:-

HALLWAY

Staircase to first floor. Radiator. Doorway leading into:-

LOUNGE 16' 3" x 14' 11" (4.95m x 4.54m) maximum measurements PLUS 10' 4" x 8' 5" (3.15m x 2.56m)

uPVC double glazed window to front and rear elevation. Electric wall fire with open fireplace behind, radiator.

FITTED KITCHEN 10' 0" x 7' 4" (3.05m x 2.23m)

uPVC double glazed window to rear elevation. Single sink unit with mixer tap, a good range of base and wall mounted storage cupboards and work surfaces. Built-in double oven, gas hob with stainless steel extractor over, integrated fridge, dishwasher, part tiled walls, three drawer storage unit and extractor fan. Archway giving access to:-

DINING ROOM 18' 0" x 8' 11" (5.48m x 2.72m)

uPVC double glazed doors to exterior. Radiator. Doorway leading into:-

FORMER GARAGE/UTILITY 8' 10" x 6' 9" (2.69m x 2.06m)

Single up and over door. Gas fired boiler and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Linen cupboard, access to loft. Access off to:-

PRINCIPAL BEDROOM ONE 13' 9" x 8' 9" (4.19m x 2.66m)

uPVC double glazed window to front elevation. Radiator. Access to:-

EN-SUITE

uPVC double glazed window to rear elevation. Shower cubicle, close coupled WC and wash hand basin with two door storage unit under. Chrome heated towel rail. Mirror fronted wall cabinet. Extractor fan.

BEDROOM TWO 10' 8" x 8' 7" (3.25m x 2.61m)

uPVC double glazed window to rear elevation. Radiator. Built-in double wardrobe.

BEDROOM THREE 12' 1" x 9' 7" (3.68m x 2.92m)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 7' 11" x 6' 5" (2.41m x 1.95m)

uPVC double glazed window to front elevation.

FAMILY BATHROOM

An impressive refitted bathroom suite with uPVC double glazed window to rear elevation, panelled bath with electric shower over with tiled surround, wash hand basin with two drawer storage unit under and close coupled WC. Extractor fan.

OUTSIDE FRONT

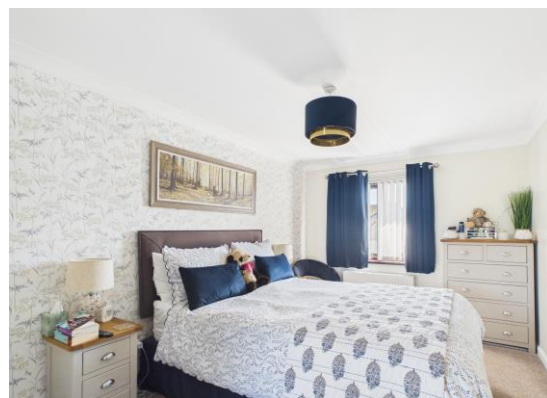
Immediately to the front of the property is an extensive bricked driveway offering parking facilities for approximately three vehicles with an external courtesy light. The rear garden is enclosed with a bricked patio and access to a large deck as well an additional lawn with a variety of shrubs and trees. To the side of the property is a large timber storage unit with space behind for recycling.

SERVICES

Mains drainage, mains water, mains electric and mains gas.

AGENT'S NOTE

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

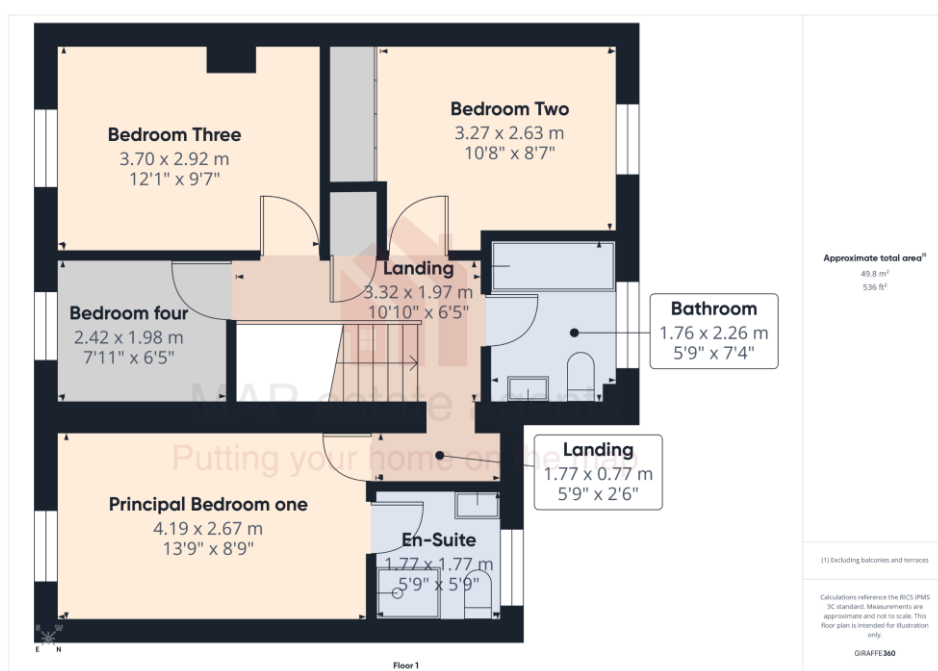
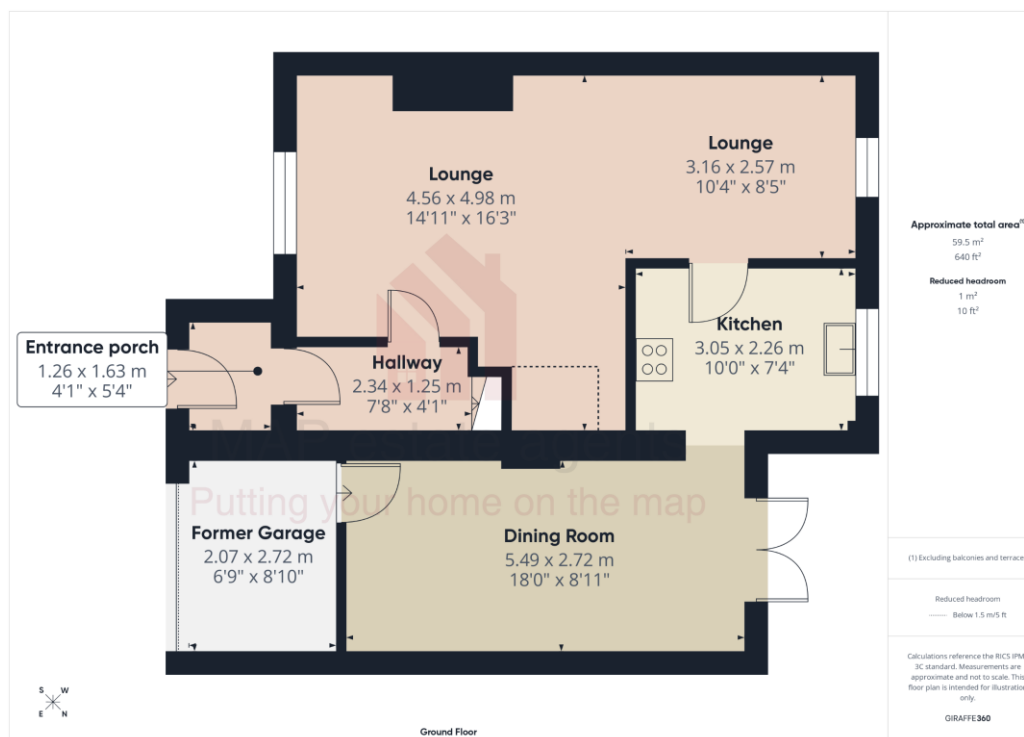


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- A beautifully presented extended family home
- Four bedrooms, principal with en-suite shower room
- Generous lounge
- Dining room
- Fitted kitchen with integrated appliances
- Refitted family bathroom suite
- Gas central heating and double glazing
- Enclosed rear garden and large storage shed
- Brick paviour driveway with ample off-road parking
- Walking distance to local amenities



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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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