



MAP estate agents
Putting your home on the map

Merritts Hill, Illogan, Redruth

Illogan Redruth Cornwall

Redruth 2 miles | Camborne 3 miles | Newquay airport 23 miles |
Portreath 3 miles | Falmouth 14 miles | Truro 13 miles | Plymouth
62 miles | Exeter (M5) 95 miles (Distances are approximate)

Offered for sale for the first time since being constructed to our vendors specification in 2006, this substantial and versatile detached three storey house is available to purchase with no onward chain.

| Lounge | Kitchen/breakfast room | Five Bedrooms | Family Bathroom | En-suite | Gardens to Front and Rear | Sunroom | Annexe potential | Driveway parking | Dining room

£650,000

Freehold



Property Introduction

Ideal for multi-generational living, home working, or for those with a large family, there is the potential for six double bedrooms, two of which have en-suites, the lounge and separate dining room both enjoy a rural outlook towards St Agnes Beacon and in addition to a generous kitchen/breakfast room, there is a large sunroom.

One will find a family bathroom on the ground floor, utility room and in addition to gas central heating there is uPVC double glazing.

The lower ground floor layout is such that it can easily be used as an annexe for a dependant relative and with minimal work it should be possible to install a kitchen if desired.

The property sits within mature gardens which give a high level of privacy and in addition to parking to the rear there is access to a generous integral double garage with two remote control up and over doors.

In summary, this versatile home requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Set back from the road in this favoured residential location, there is a convenience store nearby in Broad Lane, a pharmacy and GP surgery in Illogan and access to the larger out of town retail outlets will be found less than a mile and a half away in Pool.

The nearest major town of Redruth, which is within two and a half miles, offers a comprehensive range of local and national shopping outlets and a mainline Railway Station which connects to London Paddington and the north of England. Schooling for all ages is available nearby with a choice of senior schools in Pool and Redruth, whilst

schooling for younger children is available at Illogan and Redruth.

Truro, the administrative and commercial heart of Cornwall is within thirteen miles and the north coast village of Portreath, which is noted for its active harbour and sandy beach is within two and a half miles. The main A30 trunk road can be accessed within two miles and Falmouth on the south coast, which is Cornwall's university town, will be found within fourteen miles.

ACCOMMODATION COMPRISES

Two uPVC double glazed doors open to:-

KITCHEN/BREAKFAST ROOM 18' 6" x 14' 11" (5.63m x 4.54m)

uPVC double glazed window to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and arranged to form a peninsula breakfast bar. Inset stainless steel one and half bowl sink unit with mixer tap, built in eye level double oven, inset stainless steel five ring gas hob with stainless steel hood over and extensive ceramic tiled splashbacks. Integrated dishwasher, integrated fridge and laminate flooring with underfloor heating. Door to inner hall and to:-

SUNROOM 15' 5" x 14' 11" (4.70m x 4.54m)

Dual aspect with uPVC double windows set on dwarf walls and with a pitched polycarbonate roof. Two wall lights and laminate flooring with underfloor heating. Door to inner hall.

INNER HALL

Two door airing cupboard containing copper cylinder with immersion tank, further shelved linen cupboard and coved ceiling. Underfloor heating. Stairs to first floor and lower ground floor.

UTILITY

uPVC double glazed window to the side. With a wall mounted gas combination boiler. Space and plumbing for automatic washing machine and tumble dryer. Laminate flooring with underfloor heating.

LOUNGE 17' 8" x 15' 10" (5.38m x 4.82m)

Dual aspect room with two uPVC double glazed windows to the side and sliding patio doors opening onto the balcony enjoying a rural outlook towards St Agnes Beacon, wall mounted electric focal point fire, coved ceiling and underfloor heating. Two glazed doors open to:-



DINING ROOM 13' 9" x 13' 3" (4.19m x 4.04m)

uPVC double glazed window to the rear again enjoying views towards St Agnes Beacon. Coved ceiling, underfloor heating and door to inner hall.

BATHROOM

uPVC double glazed window to the front. Fitted with a close coupled WC, vanity unit with storage beneath, wash hand basin with mixer tap and jacuzzi bath with mixer shower. Quadrant shower enclosure with shower, full ceramic tiling to walls and laminate flooring. Towel radiator and underfloor heating.

BEDROOM THREE 13' 8" x 11' 0" (4.16m x 3.35m)

uPVC double glazed window to the rear again enjoying an outlook towards St Agnes Beacon. Built in four door wardrobe, coved ceiling and underfloor heating.

BEDROOM FOUR 12' 11" x 9' 6" (3.93m x 2.89m)

uPVC double glazed window to the front. Coved ceiling and underfloor heating.

FIRST FLOOR LANDING

With a double glazed Velux sky light to the front. Doors open off to:-

BEDROOM TWO 12' 11" x 12' 8" (3.93m x 3.86m)

uPVC double glazed window to the rear again enjoying a rural outlook with views towards St Agnes Beacon.

PRINCIPAL BEDROOM ONE 27' 9" x 13' 0" (8.45m x 3.96m)

Two uPVC double glazed windows the rear, enjoying a rural outlook towards St Agnes Beacon. A generous room with five doors giving access to eves storage. Radiator. Door to:-

EN-SUITE

Fitted with a close coupled WC, pedestal wash hand basin and oversized shower enclosure with plumbed shower. Towel radiator, ceramic tiled walls and ceramic tiled floor.

LOWER GROUND FLOOR HALLWAY

uPVC double glazed window and door to the rear. There is a wide hallway and subject to any necessary consent, it may be possible to install a kitchen in part of the hallway to give a greater degree of flexibility to the lower ground floor. Door to:-

BEDROOM FIVE 15' 8" x 12' 8" (4.77m x 3.86m)

uPVC double glazed window to the side. Coved ceiling and underfloor heating.

SHOWER ROOM

Close coupled WC, pedestal wash hand basin and recessed shower enclosure with plumbed shower. Ceramic tiled walls and floor, underfloor heating, towel radiator and coved ceiling.

SECOND LOUNGE/ BEDROOM SIX 16' 8" x 14' 8" (5.08m x 4.47m)

Two uPVC double glazed windows to the rear enjoying a rural outlook. Coved ceiling and underfloor heating.

INTEGRAL GARAGE 24' 5" x 19' 9" (7.44m x 6.02m)

uPVC double glazed window to side and two automated up and over doors to the front. Power and light connected.

OUTSIDE FRONT

To the front the garden is enclosed with mature shrubs and hedging and is laid largely to lawn which is complimented by an extensive patio to the side of the sunroom.

REAR AND SIDE GARDEN

A pavior driveway lies to one side of the property and leads to the rear with parking for several vehicles. The rear boundary is mature hedging and to one side there is a lawned area with aluminum frame green house, vegetable plot and external water supply.

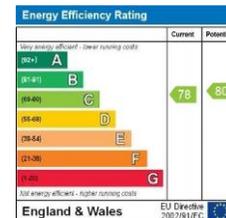
SERVICES

The property benefits from mains electricity, mains gas, mains drainage and metered mains water.

AGENT'S NOTES

Please be advised that the property is Council Tax band 'E'.





MAP's
Top reasons to view this home

- Detached individually sited three storey house
- Five/six bedrooms with two en-suites
- Lounge with balcony and rural outlook
- Dining room with rural outlook
- Generous sun room
- Fitted kitchen breakfast room
- Utility room
- Double glazing and gas central heating
- Integral double garage and parking
- Chain free sale, viewing recommended

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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