

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



Penbryn Merritts Hill

Illogan, Redruth, TR16 4DF

£445,000



Penbryn Merritts Hill

Illogan, Redruth, TR16 4DF

£445,000



Offered chain free, new to the market is this fabulous three bedroomed detached bungalow, tastefully and thoughtfully self-built in 1987 and sited on a very good sized plot, with the bonus of both front and rear parking. Offering very spacious interior living space, the wide hallway with a striking decorative slate wall feels like the home's central spine, with interconnecting options directly to the kitchen whilst still leading to all internal accommodation. There is a large lounge/living room with a striking feature wall and slate fireplace with a marble hearth. The lounge connects to the dual aspect conservatory. A door opens to a walk through dining room, giving links to the very modern kitchen. Porcelain tiled throughout, the kitchen area is fitted with a number of eye level and base level soft close, gloss white storage cupboards and drawers, accompanied by straight edge work surfaces with matching upstands. There are integrated cooking appliances including a hob, oven and grill plus a microwave along with the addition of a breakfast bar, all under spot lighting. Open access is given to the galley style utility room which has separate, tall integrated fridge and matching integrated freezer. In addition, there is an integrated washing machine and integrated dishwasher below a work surface with a sink, again all under spot lighting. From the utility room, an interconnecting corridor completes the loop and links two of the three bedrooms. The first bedroom has a built-in wardrobe along with the addition of a fitted wardrobe, the second another fitted wardrobe. The third bedroom is accessed across the hallway and also has the added benefit of a fitted wardrobe. All three bedrooms are complemented by a very modern, fully tiled shower room with a large, walk-in thermostatic rain head shower. There is a transitional space between the utility area which links to the large, integrated double garage with electric roller door where you will find plumbing for an additional washing machine and space for a condenser tumble dryer if so required. A very useful addition to the rear of the garage is an area that could be re-purposed to a home office, study or hobby room with a direct link to the rear garden. Externally, to the front, a block paved driveway with parking for four/five vehicles leads to the double garage. Bordering the driveway is a lovely laid to lawn area benefiting from a south facing aspect, with a mature border of bushes, hedging, shrubs and trees which will surely appeal to those with gardening tendencies. A gravelled feature with mature plants and shrub borders a pathway to the front of the property. Effectively three quarter wraparound with options to increase to fully wraparound, the rear garden can be accessed to a pathway to the side of the garage which ultimately leads to a rear driveway with further parking for up to two vehicles. The rear garden is a real sun trap with a more or less westerly aspect to benefit from the afternoon sunshine. There is a summerhouse looking back towards the house along with a useful tool shed. Low level decorative walls create clearly defined areas throughout with a laid to lawn area split by a central pathway leading to a decorative arch. There is a fish pond and raised decking area along with patio seating areas to complete the layout.

Upvc front door with two obscure double glazed decorative panels and a decorative obscure double glazed side panel opens to:

HALLWAY

A generous hallway with a striking slate wall feature. Three built-in storage cupboards, two with hanging space and shelved storage and one with shelved storage.

BEDROOM 1

12'1" x 11'7" (3.70m x 3.54m)

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

SHOWER ROOM

9'0" x 8'10" (2.75m x 2.71m)

Fully tiled with a low level wc and a wash hand basin built into a vanity unit with a touch light-up mirror above. Large walk-in shower with a thermostatic rain head shower, a full length glass shower screen and recess area for shampoo etc.

LOUNGE

14'4" x 17'9" (4.37m x 5.42m)

A tall designer radiator and a low level designer radiator. Two high level upvc double glazed windows. Coal effect gas fire inset into a slate fireplace and set on a raised marble hearth. Rear slate feature wall and a sliding upvc double glazed door opens to:

CONSERVATORY

10'4" x 6'5" (3.17m x 1.97m)

A dual aspect with upvc double glazed windows and a upvc double glazed sliding door to the rear garden. Marble window sills and a Heatstore electric panel heater.

DINING ROOM

11'6" x 12'2" (3.53m x 3.72m)

Upvc sliding doors opening to the conservatory. Radiator and a door with a full length decorative glazed panel opens to:

KITCHEN

11'6" x 11'6" (3.53m x 3.53m)

Fitted with a wide range of gloss white soft close eye level storage cupboards and low level storage cupboards and drawers. Integrated Lamona double oven and grill, integrated eye level Lamona microwave and an integrated Lamona electric hob with a glass splash back and an integrated extractor hood over. Straight edge work surfaces with matching upstands and metro tiled splash backs. Two wine bottle stores and a radiator below a breakfast bar. Single ceramic sink and drainer below a upvc double glazed window overlooking the rear patio, garden and aspect. Spot lighting, porcelain tiled floor and open access to:

UTILITY ROOM

6'11" x 14'9" (2.13m x 4.51m)

Tall integrated fridge and a separate tall integrated freezer. Undercounter integrated Beko washing machine and an undercounter integrated Diplomat dishwasher. Straight edge worktop with matching upstands. Single stainless steel sink below a decorative tiled splash back feature. Upvc door with half obscure double glazed panel and obscure double glazed side panel window

Tel: 01209 210333

opens out to the rear patio. Spot lighting and loft access hatch. Door opening to a full height storage cupboard, radiator and a porcelain tiled floor. Interconnecting door with fully glazed decorative panel leading to:

CORRIDOR

Linking back to the hallway with a radiator.

BEDROOM 2

11'1" x 11'4" (3.39m x 3.47m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Door opens to a built-in wardrobe with hanging space and shelved space.

BEDROOM 3

11'1" x 11'4" (3.39m x 3.47m)

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

TRANSITION AREA

Door opening to:

SEPARATE WC

Fully tiled with a low level wc below a upvc obscure double glazed window to the rear aspect. Wash hand basin and a radiator.

INTEGRATED DOUBLE GARAGE

15'3" x 18'3" (4.65m x 5.57m)

Space and plumbing for a washing machine and space for a condenser tumble dryer. Electric roller door, two high level upvc double glazed windows. Lighting and power. Loft access hatch. Door to:

SECOND UTILITY/STUDY

14'10" x 8'5" (4.54m x 2.59m)

Worcester boiler and roll edge worktops over storage cupboards with louvre doors. Upvc double glazed window overlooking the rear garden and aspect. Upvc door with a a half obscure double glazed panel opens out to the rear patio. Radiator and a high level upvc double glazed window.

OUTSIDE

A block paved driveway providing parking for four/five vehicles and leads to the double garage. There is a front border of mature bushes, hedging, shrubs

and trees and a block paved pathway leads to the front door and step up under a canopy with a light and external power socket. A block paved pathway runs along the front of the property to the right hand side. There is a gravelled feature of mature shrubs and plants. To the rear the garden is primarily laid to lawn and a patio area leads to a gravelled area with a SUMMERHOUSE 2.85m x 2.32m (9'4 x 7'7). A block paved pathway leads to a pond, there is an area of raised decking and a pathway with an arch to the rear. The rear garden is fully enclosed and there is a fenced border. To one side there is a lawned area and to the other side a gate opens to a pathway leading to gates opening to a second parking area for two vehicles. WORKSHOP 2.49m x 3.04m (8'2 x 10').

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue along Higher Broad Lane and over the A30 into Broad Lane. Take the second turning on the right into Merritts Hill and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 3 Mbps, Superfast 36 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



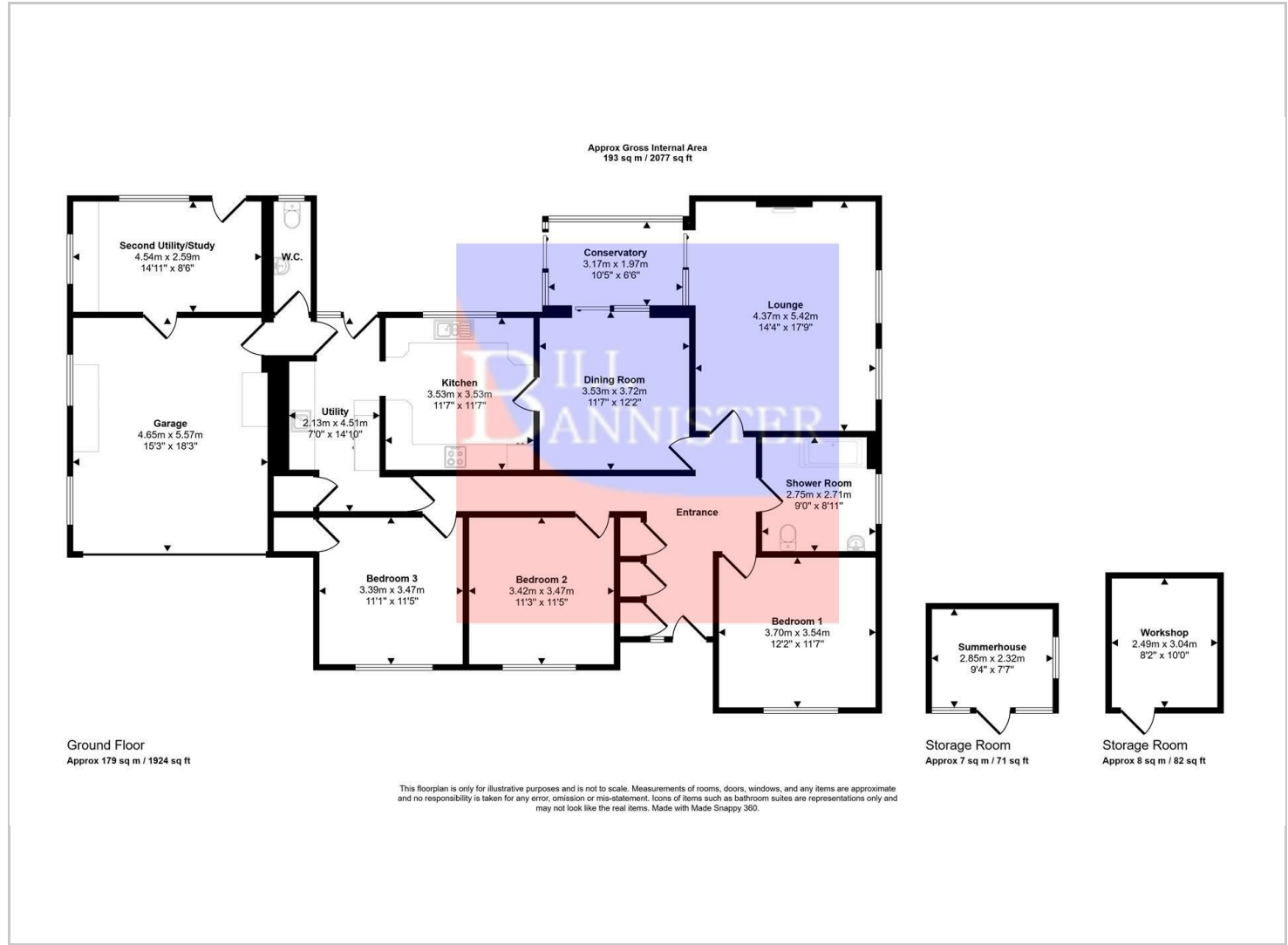
Hybrid Map



Terrain Map



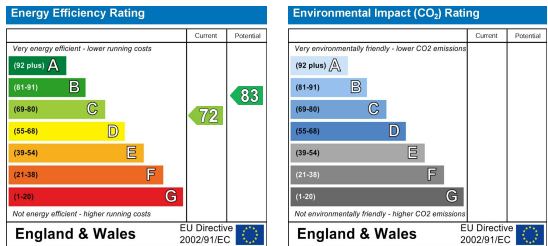
Floor Plan



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.