Alexandra Road
Illogan
Redruth
TR16 4DY

Asking Price £500,000

- SUPERB DETACHED FAMILY HOME
- SOUGHT AFTER ALEXANDRA ROAD
- IMMACULATELY PRESENTED THROUGHOUT
- EXCEPTIONALLY LIGHT AND SUNNNY HOME
- BEAUTIFUL GARDENS TO THREE SIDES
- DRIVEWAY PARKING
- ATTACHED GARAGE
- WONDERFUL OPEN PLAN RECEPTION ROOM
- UTILITY ROOM
- SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1586.00 sq ft

4

2

2

D57

DESCRIPTION
A beautifully presented and spacious four double bedroom family home in the highly regarded location of Alexandra Road in Illogan. 'The Blandings', is an exceptional family home, marrying spacious and flexible accommodation with gorgeous outside space, with a stunning gardens to three sides of the property. Internally the property benefits from a wonderful design, with large picture windows at every opportunity meaning the property is absolutely flooded with natural light. The ground floor is generous and flexible, with a superb open plan reception room which combines individual spaces for Living room, Dining room and Kitchen. In addition, there's an extremely useful storage room which could be converted to a fifth bedroom, along with a rear Utility room and Garage Access. The first floor boasts Four comfortable and beautifully presented bedrooms and a Family Bathroom. All in all, an impressive and immaculate family home with space and light, in one of the most sought after residential addresses in the area. A wonderful family home.

LOCATION
Alexandra Road is a premier residential address linking the village of Illogan with the ever popular Tehidy Country Park, known for its extensive walking and Cycling trails as well as the popular Tehidy Golf Club. . Illogan is a popular village in West Cornwall, just a short drive from the north coast beaches of Portreath and Porthtowan. Originally a historic mining community, Illogan today offers a blend of traditional Cornish character, countryside surroundings and convenient access to local amenities and transport links. the village offers excellent amenities, including local shops, Village pubs and a Health Centre. Illogan is also ideally positioned for commuting across West Cornwall via the A30, while maintaining a quieter village lifestyle. The towns of Both Redruth and Camborne are within touching distance, along with Truro city centre being an approximate 25 Minute drive away.

ACCOMMODATION IN DETAIL
All dimensions are approximate and measured by LiDAR

ENTRANCE
UPVC double glazed obscured French doors opening into;

ENTRANCE HALL
A really impressive generous entrance hall with doors opening into ground floor Shower room, Main reception room and storage room. Stairs rise to first floor.

MAIN RECEPTION ROOM
A fabulous room and undoubtedly one of the highlights of this property. A generous, light and air room with clearly delineated areas for Kitchen, Dining area and Living room. Characterized by picture windows on both sides of the property, This room is bathed in natural light and is a wonderful hub of the home.

KITCHEN AREA
Engineered Oak flooring. A range of Floor standing and wall mounted cupboard and drawer units with Quartz work surfaces. One bowl composite sink unit with cut quartz splashback with mixer tap over incorporating instant hot water tap. integrated Miele Double oven. Integrated Neff electric hob with built in extraction. Space for American style Fridge/Freezer. Door opening into Utility room. UPVC double glazed picture window overlooking the rear garden.

DINING AREA
A generous space with plenty of of space for formal dining table. A continuation of engineered Oak flooring through from Kitchen area. Vertically mounted modern Radiator. UPVC double glazed French doors with almost floor to ceiling widows to sides, leading out to rear garden, Breakfast bar facing back to the Kitchen. Open access through to:

LIVING AREA
A wonderful dual aspect room with UPVC double glazed picture window overlooking the front garden, and UPVC double glazed sliding doors opening into the rear garden., overlooking both front and rear gardens. Feature Fireplace with Wood-burner on Slate hearth.

UTILITY ROOM
Accessed via the Kitchen, the Utility room is a really useful space in the house. Both the front and back gardens can be accessed from here with a UPVC double glazed obscured door leading out to the front driveway, and UPVC double glazed sliding doors leading to the back garden. There's a useful utility cupboard with plumbing and space for washing machine and Tumble Dryer. Further door opening into attached Garage.

STORAGE ROOM
A tremendously useful and surprisingly large room, which offers excellent opportunity for conversion to either a home office or ground floor bedroom subject to requirements but presently used to create excellent household storage space. Glazed obscured porthole window to front.

GROUND FLOOR SHOWER ROOM
Ceramic tiled flooring. Double shower unit with electric shower over. Low level W.C. Pedestal wash hand basin. UPVC double glazed obscured window to side elevation. Fully tiled to four walls.

FIRST FLOOR
Stairs rise to a lovely first floor landing which is again bathed in natural light, thanks to a large UPVC double glazed picture window to front elevation. Doors lead to all four Bedrooms and Family bathroom. Loft hatch.

BEDROOM ONE
An excellent double bedroom with a pleasant outlook over the rear garden, with UPVC double glazed picture window to rear. Radiator.

BEDROOM TWO
Another well proportioned double bedroom with UPVC double glazed window to rear elevation. Radiator. Built in wardrobe housing wall mounted gas fired boiler. Radiator.

BEDROOM THREE
Double bedroom with UPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR
Currently utilised as a home office, but previously a double bedroom. UPVC double glazed window to front elevation.

FAMILY BATHROOM
Ceramic tile effect laminate flooring. Panelled bath with Shower screen and plumbed shower unit over. Low level W.C. Pedestal wash hand basin. Wall mounted heated towel rail. Fully tiled to four walls. UPVC double glazed obscured window to front elevation.

OUTSIDE

TO THE FRONT
The property is approached via a wrought iron gate, opening into a brick paved driveway providing space for two vehicles. Facing the property there's a generous level lawn to the right hand side of the driveway, with a pathway which leads around the side of the house towards the rear garden. To the left hand side of the driveway there's a superb garden area which has been much enhanced by the current vendors.

This area is predominantly laid to level lawn, but is interspersed with stone chipped pathways and raised vegetable and flower beds. To the rear of this area there are useful storage areas for recycling etc and greenhouse. There's also gated access to the rear garden.

TO THE REAR

To the rear there is a is a lovely sheltered south facing area enjoying sun throughout the day. The rear garden, like the front has been enhanced by the current vendors, and is predominantly laid to level lawn, with meandering stone chipped pathways, with an abundance of colour thanks to a wide array of plants, shrubs bushes and trees. the rear garden is fully enclosed, and there are numerous spots from which to enjoy the sunshine.

DIRECTIONS

From our offices in Camborne, turn left into Tehidy Road, and follow this road out of town for around a mile and a half, arriving at a 'T' junction. Turn right onto Mount whistle Road. Proceed along Mount whistle Road for approximately four hundred yards, turning left signposted Portreath. Follow this road to the crossroads, going straight ahead and into Maryswell. Proceed through Maryswell for around 300 yards, turning right onto Alexandra Road at the 'T' junction. Proceed along Alexandra road for approximately three hundred yards, where the property will be identified by our for sale board on the right hand side.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: D
The building
Detached house, standard construction
4 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone great, Three good, EE good
Parking: Driveway, Garage, Gated, and Off Street
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL352706):
- The owner cannot claim a 'right to light' or 'right to air' if it would prevent

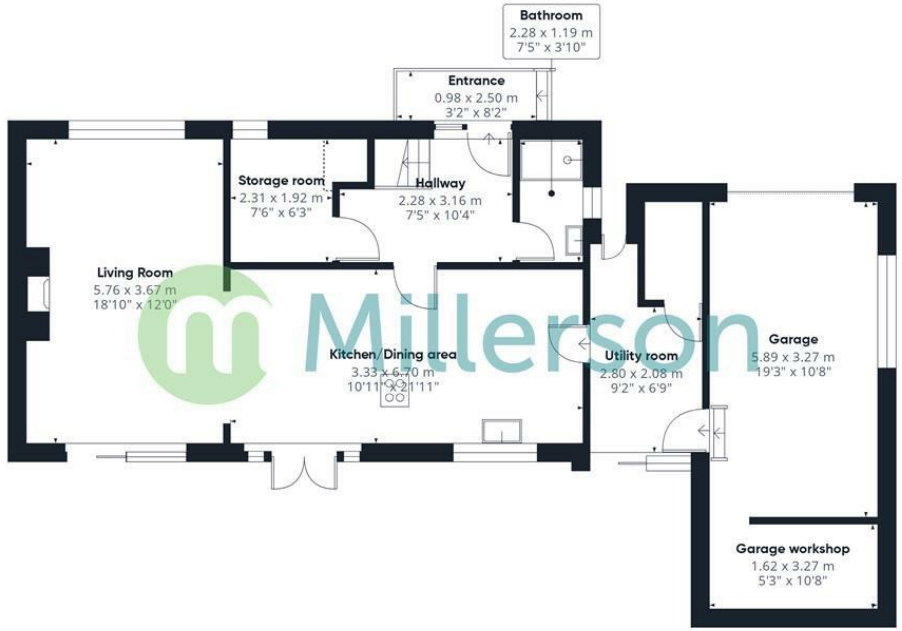
Alexandra Road, Illogan, Redruth, TR16 4DY

neighbours from building on their own land. A right to light is a legal right to receive light through specific windows.
- The owner cannot object to or prevent any building work or development on adjacent or neighbouring land.
- The owner is not permitted to interfere with the flow of, or pollute, any rivers, streams, or watercourses that may be on the land.
- The owner must keep the banks and beds of any watercourses on the property in good repair and protected from damage.
- The owner cannot prevent the release or change of any legal rules (covenants) that affect neighbouring land or buildings.
- The property is subject to any rights that local authorities or public bodies may have over any parts of the land that are considered 'unenclosed waste land'.

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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

Floor 1

Approximate total area(1)

147.5 m²
1586 ft²

Balconies and terraces

2.9 m²
31 ft²

Reduced headroom

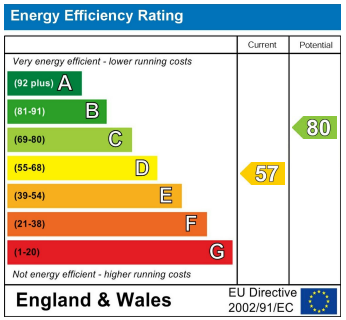
0.6 m²
7 ft²

(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



Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Scan QR For Material Information

Scan me!

Millerson
millerson.com