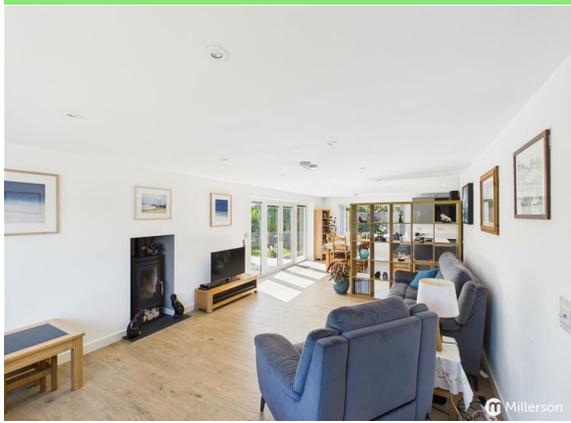




Pendeen Park
Illogan
Redruth
TR16 4FS
Guide Price £500,000

- STUNNING MODERN DETACHED HOME
- SUPERB END OF CUL-DE-SAC LOCATION
- PRIVATE GARDENS AND GROUNDS
- FABULOUS SEMI-OPEN PLAN GROUND FLOOR ACCOMMODATION
- HIGH SPECIFICATION THROUGHOUT
 - INTEGRAL GARAGE
 - OFF ROAD PARKING
- SOUGHT AFTER LOCATION IN ILLOGAN
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1606.00 sq ft



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DESCRIPTION

A superbly proportioned four bedroom detached executive style home built just a few years ago with the remainder of a build zone guarantee in place. Located at the end of a peaceful cul-de-sac in the popular village of Illogan, this is a home of space light and high-quality fixtures and fittings throughout. The property has been built to a high specification and includes Accommodation briefly comprises of generous entrance hall, a superb and incredibly spacious open plan reception room with clearly delineated areas for kitchen, dining and living space. A sizable utility room with access to a ground floor shower room. On the first floor, there are four bedrooms, one with an ensuite along with a family bathroom. Externally there are delightful private sunny and sheltered gardens to the side and to the rear, and to the front, a small lawn area adjacent to a generous Driveway suitable for several vehicles which in turn gives access to an integral garage with electrically operated up and over door. An extremely high specification build throughout, the property boasts underfloor heating on the ground floor with radiators to the first floor, ceramic tile flooring throughout the entirety of the ground floor, a beautiful kitchen with solid quartz work surfaces, a stunning modern Wood burner along with excellent bathrooms throughout the house. the property also benefits from a Mechanical Ventilation Heat Recovery system, reducing running costs and removing unwanted moisture from the Kitchen and bathrooms. The house has also been designed with natural sunlight in mind with sunshine pouring into the main reception room which is triple aspect in design. the property also boasts a fabulous outlook, with views from many rooms across countryside with Carn Brea in the distance.

LOCATION

Illogan is a popular Village which offers access to local shops, amenities, and is a short drive from the North Cornish coast and on the door step of Tehidy Country Park Illogan sits almost equidistant between the towns of Redruth and Camborne. Both towns offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond.

ENTRANCE

UPVC double glazed obscured composite door opening into:

ENTRANCE HALL

A quite stunning entrance into the property with a particularly generous entrance hall with oak effect ceramic tile flooring. Oak and glazed staircase rising to 1st floor with light pouring through from the vaulted ceiling above. Door opening into garage. Door opening into living room. Door opening into kitchen/main reception area. Door opening into storage cupboard with cloaks hanging space and access to underfloor heating system. Under the stairs storage area.

RECEPTION SPACE

Extremely generous space of triple aspect design with three clearly delineated areas for kitchen, dining and living spaces.

KITCHEN AREA

An impressive high specification kitchen with Oak effect ceramic flooring flowing through from the entrance hall. An impressive kitchen with a range of floor standing and wall mounted cupboard and drawer units with solid quartz square edged work surface over, incorporating generous breakfast bar with space for several seats. Inset stainless steel sink unit with cut quartz drainer with mixer tap over and solid quartz up stands.

Inset oven and grill. Five ring gas hob with extractor fan over with quartz up stand and splash back over. Integrated dishwasher. UPVC double glazed door leading out to rear garden. Open access through to dining area.

DINING AREA

A continuation of the Oak effect ceramic tile flooring. A wonderful light filled space with UPVC double glazed picture window overlooking the rear garden. UPVC double glazed front doors to side elevation leading directly onto the patio. Two further floor to ceiling fixed glazed windows to either side of the French doors.

LIVING AREA

Another extremely generous room with UPVC double glazed picture window to front elevation

overlooking countryside beyond. Recessed fireplace with modern Wood burner With slate hearth beneath.

UTILITY ROOM

A useful room with a continuation of the Oak effect ceramic tile flooring. A further range of floor standing and wall mounted covered and drawer units with solid quartz work surfaces over. Space and plumbing for washing machine and tumble dryer. Integrated fridge freezer. One and a half bowl stainless steel sink unit with cut quartz drainer board and mixed tap over. UPVC double glazed window overlooking rear garden. Open access into:

GROUND FLOOR SHOWER ROOM

Oak effect ceramic tile flooring. A generous low entry shower cubicle with wall mounted plumbed shower unit fully tiled to three walls. Low-level WC. Pedestal wash hand basin. Wall mounted chrome heated towel rail. Wall mounted mirrored medicine cabinet.

FIRST FLOOR LANDING

A stunning first floor galleried landing giving a wonderful sense of space and light. Doors opening onto all four bedrooms and family bathroom. Loft access. Storage cupboard with deep recessed storage space for airing etc.

MASTER BEDROOM

A nicely proportioned double bedroom with UPVC double glazed window to front elevation enjoying a countryside outlook with Carn Brea in the distance. Wall mounted radiator. Door opening into:

EN-SUITE SHOWER ROOM

Oak effect ceramic tile flooring. Low entry corner shower with wall mounted plumbed shower unit over. Low-level WC. Pedestal wash and basin. Wall mounted chrome heated towel rail. Velux window over.

BEDROOM TWO

Another well proportioned double bedroom with UPVC double glazed window to front elevation enjoying superb countryside views over Carn Brea castle and monument. Wall mounted radiator.

BEDROOM THREE

Another excellent double bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

BEDROOM FOUR

A well Proportioned single bedroom with UPVC double glazed window to rear elevation. Wall mounted radiator. Built in eaves storage.

FAMILY BATHROOM

A well presented high specification bathroom with p bath with plumbed shower unit over, with low maintenance panelling to 3 walls. Oak effect tile flooring. Pedestal wash and basin. Low-level WC. Wall mounted chrome heated towel rail. Velux window over.

OUTSIDE

The property is located at the end of quiet cul-de-sac with vehicular access onto a driveway providing parking space for 3 to 4 vehicles. To the side of the driveway there is a level lawn area with a Cornish dry stone wall to side. There is also gated pedestrian access into the side garden. On the driveway there is direct vehicular access into the integral garage via electrically operated garage door.

GARAGE

Significant integral garage space with Electric up and over electric roller door. Wall mounted gas fired boiler. Floor standing high-pressure unvented stainless hot water cylinder. Useful timber shelving.

REAR GARDEN

A stunning and sizeable rear garden that is predominantly laid to level lawn. Accessed from either the main side garden, side passageway, or door from the kitchen, this area is south facing, enjoys sun throughout the day yet retains a high degree of privacy and shelter. To the corner of the garden there is a lovely slate paved patio with feature granite built picnic bench and space for sun loungers. There is an approximately 12' x 6' timber shed/workshop on concrete base with UPVC double glazed windows and



UPVC double glazed door with power and light. The rear garden is predominantly lawned with a range of shrubs plants and flowers to the borders providing colour and warmth. The lawn works its way around to the side garden as does a paved pathway.

SIDE GARDEN

The side garden is a real highlight of the property. This lovely sheltered and again exceptionally private area of outside space provides sunlight peace and seclusion in equal measure. This garden again is predominantly laid to level lawn with a lovely polished stone paved patio area which leads out from the living quarters providing a perfect entertaining space with ample room for table and chairs with a lovely feature circular granite fire pit to the side. There is a useful metal storage shed of approximately 8 x 6' in dimension and the garden is bordered by an attractive Cornish dry stone wall to 3 sides with mature hedging.

DIRECTIONS

From Illogan village center, travel down Painters Lane, turning left into Merritts Hill. Travel along Merritts Hill for a few hundred yards, turning left into Pendeen Park. The property will be found at the end of the Cul-De-Sac on the right hand side, identified by our for sale board.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: B

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: Double glazing, Wood burner, and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, On Street, Private, and Off Street

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: Ramped access, Wide doorways, and Level access shower

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.





Approximate total area⁽¹⁾

1606 ft²
149.3 m²

Reduced headroom

34 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Cornwall

TR14 8JX

E: camborne@millerson.com

T: 01209 612255

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	90
England & Wales		EU Directive 2002/91/EC	

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