



4 Illogan Park, Paynters Lane, Illogan, Redruth, TR16 4DP

Guide Price £295,000 Freehold

The bungalow is well presented and comes to the market for the first time since 2007 and is being sold with the benefit of 'no onward chain' allowing a motivated purchaser the opportunity to purchase the property swiftly if required.

- A well presented linked detached bungalow
- UPVC double glazed windows, doors and conservatory
- Sitting room, separate dining room
- Two double bedrooms, shower room/wc
- Manageable patio gardens to the rear
- Being sold with 'no onward chain'
- Gas central heating by radiators
- Fitted kitchen with appliances
- Attached single garage, driveway parking
- Energy Efficiency Rating - Band D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL TO:

ENTRANCE PORCH - 1.52m x 1.22m (5'0" x 4'0")

Double glazed flank window, coat hooks, ceramic tiled flooring, six-panelled internal door to:

SITTING ROOM - 4.7m x 3.48m (15'5" x 11'5")

A delightful introduction to the property with UPVC double glazed window and vertical blinds overlooking the front gardens, double radiator, TV aerial point, fitted carpet, coved cornicing, central ceiling light, two wooden display shelves, six-panelled internal door to inner hall, second door to:

KITCHEN - 3.43m x 2.69m (11'3" x 8'10")

Well equipped with a full range of matching wall and base units in high gloss white, brushed steel handles, wrap around granite effect work surfaces and ceramic tiling over, over counter lighting, electric ceramic hob and stainless steel cooker hood over, Hotpoint single fan assisted oven, 1 1/2 bowl single drainer stainless steel sink unit with chrome easy-on mixer tap, plumbing for washing machine, spotlights on tracking, wine rack, double radiator, space for tallboy refrigerator/freezer, broad UPVC double glazed window overlooking the rear garden with vertical blind, double glazed frosted door with privacy panel to the garden, Multi-paned internal door to:

DINING ROOM - 3.78m x 3.35m (12'5" x 11'0")

With hard wearing wood finish flooring, coved cornicing, double radiator, fitted wooden work station and shelving over, central ceiling light, double opening pine internal doors with roller blinds leading to:

CONSERVATORY - 3.78m x 2.39m (12'5" x 7'10")

A bright addition to the property and having a dual aspect through UPVC double glazed windows and doors overlooking the gardens, monopitch double glazed roof, electric panel radiator, ceramic tiled flooring, built-in sun blinds to the windows and doors, two uplighters.

PANELLED INTERNAL DOOR FROM SITTING ROOM TO:

INNER HALLWAY

Having a louvre door airing cupboard with slatted shelving and wall mounted Worcester gas central heating boiler (combi), access to loft space.

BEDROOM ONE - 3.35m x 2.74m (11'0" x 9'0")

Having a broad UPVC double glazed window enjoying a pleasant outlook over the rear garden, roller blind, double radiator, fitted carpet, fitted display shelving, six-panelled internal door.

BEDROOM TWO - 2.74m x 2.57m (9'0" x 8'5") measured to wardrobe front.

A lovely double bedroom with double glazed window and vertical blinds enjoying a pleasant outlook overlooking the front garden, wall-to-wall fitted wardrobe cupboards with full length sliding doors housing hanging space and shelving, radiator, fitted carpet, coved cornicing, six-panelled internal door.

SHOWER ROOM - 1.98m x 1.68m (6'6" x 5'6")

Luxuriously appointed with a white suite comprising; large walk-in fully tiled shower area, chrome mixer shower with conventional and drench head, stainless steel grab rail and glass screening, china hand wash basin with chrome mixer tap set on a full width vanity unit with incorporated low flush wc alongside, frosted double glazed window, chrome ladder style heated towel rail, wood finish flooring, extractor fan, panelled internal door.

OUTSIDE

ATTACHED GARAGE - 5.18m x 2.62m (17'0" x 8'7")

Approached over a cobbled brick driveway with parking for one family sized vehicle. A remote controlled electric up and over door with light and power, fitted shelving.

GARDENS

To the front of the bungalow, the gardens are laid for ease of maintenance having extensive gravelled areas interspersed with a wide variety of plants and shrubs including a Bay Tree, Holly Tree, Hydrangeas and Camellias. A pathway leads around to a side passage, through a gate and into the rear garden.

REAR GARDEN

Again, landscaped for ease of maintenance with extensive paved patio, extremely well stocked flowerbeds with plants and shrubs and outside cold water supply.



COUNCIL TAX
Band C.

SERVICES
Mains drainage, water, electricity and gas.

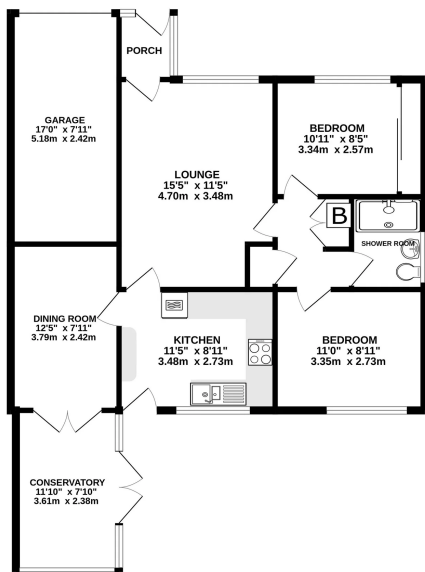
MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall



GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency (see the guide).
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01326 311400

info@kimberleys.co.uk

<https://www.kimberleys.co.uk/>



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www.kimberleys.co.uk

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