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Bosmeor Court, Illogan, Redruth

£360,000
Freehold







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Property Introduction

Situated within a paved cul-de-sac of only three properties, this detached family size home is beautifully presented by our vendor. Internally, the property has been upgraded to create a light and airy living environment, it offers four bedrooms with the principal bedroom benefitting from an en-suite and there is a contemporary style bathroom. The front door opens to a light and airy entrance and a glass balustrade to the stairs leads to the first floor, the L-shaped kitchen/dining room has a range of modern gloss white units with thin edge working surfaces and patio doors open onto the rear garden. From the kitchen/dining room, double doors open into the lounge, a door opens to the utility room which has a door to a cloakroom/WC. The windows are uPVC double glazed, there is gas fired central heating and the integral garage has an electric roller door installed in late 2026. To the outside, there is a well stocked shrub garden with gentle ramp access to the front door, parking is available for two cars and the rear garden, which is enclosed and suitable for children and pets has been designed to be easy to maintain and includes an aluminium frame greenhouse and timber shed. In summary, a wonderful family home, viewing our interactive virtual tour is strongly advised prior to arranging a closer inspection.

Location

Bosmeor Court is situated off Bosmeor Park and there is a late night convenience store/Post Office within a short distance. Schooling for younger children is within walking distance and senior education will be found at Pool and Redruth. Pool, which is within a mile, has a range of out-of-town retail outlets, Redruth offers a mix of shops and bars and there is a mainline Railway Station which connects with London Paddington and the north of England. The A30 trunk road runs to the north of the town. Truro, the cultural and administrative centre of Cornwall, is within twelve miles, Falmouth on the south coast, which is home to Cornwall's university is within a similar distance and the north coast at Portreath, which is noted for its sandy beach and active harbour, will be found within four miles.

ACCOMMODATION COMPRISES

uPVC double glazed composite door opening to:-

HALLWAY

Stairs to first floor featuring a glass balustrade with oak handrails and doors opening off to:-

KITCHEN/DINER 19' 9" x 7' 6" (6.02m x 2.28m) L-shaped

uPVC double glazed window to the rear and uPVC double glazed French doors to the rear. Fitted with a contemporary range of eye level and base gloss white units having adjoining thin edge working

surfaces with upstands and incorporating a stainless steel underslung sink unit with remote mixer tap. 'Rangemaster' stove with five-gas burner hob and three ovens, integrated dishwasher, spotlighting and skirting lighting. Radiator. Doors off to:-

LOUNGE 15' 0" x 11' 3" (4.57m x 3.43m) maximum measurements into recesses

uPVC double glazed window to the front. Media wall with electric fire and radiator.

UTILITY 8' 11" x 5' 0" (2.72m x 1.52m) plus recess, L-shaped

uPVC double glazed door and window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine, tiled splashbacks and radiator. Door to:-

CLOAKROOM/WC

Featuring a close coupled WC and corner wash hand basin with mixer tap. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

A central landing with access to loft space and having a radiator. It should be noted that the loft space has a loft ladder and power connected. Doors off to:-

PRINCIPAL BEDROOM ONE 12' 0" x 9' 4" (3.65m x 2.84m) plus doorway recess

uPVC double glazed windows to the front. Two-door wardrobe and radiator. Door to:-

EN-SUITE SHOWER ROOM

Close coupled WC, vanity wash hand basin with mixer tap and quadrant shower cubicle. Full ceramic tiling to walls and floor and heated towel rail.

BEDROOM TWO 15' 0" x 8' 11" (4.57m x 2.72m) restricted headroom to one wall

uPVC double glazed window to the rear. Recessed wardrobe and radiator.

BEDROOM THREE 11' 4" x 8' 10" (3.45m x 2.69m) maximum measurements

Enjoying a dual-aspect with a uPVC double glazed window to the front and 'Velux' double glazed window to the rear. Recessed storage cupboard and radiator.

BEDROOM FOUR/HOME OFFICE 7' 7" x 6' 2" (2.31m x 1.88m)

uPVC double glazed window to the rear. Recessed storage cupboard and radiator.

BATHROOM

uPVC double glazed window to the front. Fitted with a contemporary style suite consisting of a close coupled WC, vanity wash hand basin with mixer tap and panel bath with electric shower over. Full ceramic tiling to walls, ceramic tiled flooring and inset spotlighting. Heated towel rail.

OUTSIDE FRONT

To the front of the property, there are two parking spaces and access to the garage whilst part of the front has a slate finish with shrubs and a gentle sloping access leads to a storm porch. Pedestrian access to the rear.

GARAGE 17' 0" x 9' 1" (5.18m x 2.77m)

Garage door to front. Light and power connected.

REAR GARDEN

The rear garden is enclosed, suitable for those with younger children and pets and with ease of maintenance in mind, part of the garden has artificial grass whilst there is a generous raised decked area leading off from the kitchen/diner which is ideal for outside entertaining when the weather permits. To one side, there is an aluminium frame greenhouse and a timber storage shed. External water supply and external power supply.

SERVICES

Mains gas, mains water (metered), mains electricity and mains drainage.

AGENT'S NOTES

The Council Tax Band for this property is Band 'C'.

It should be noted that the three residents of Bosmeor Court have created a management company with an annual charge of £14.00 per year to cover insurance, etc. for the private court.

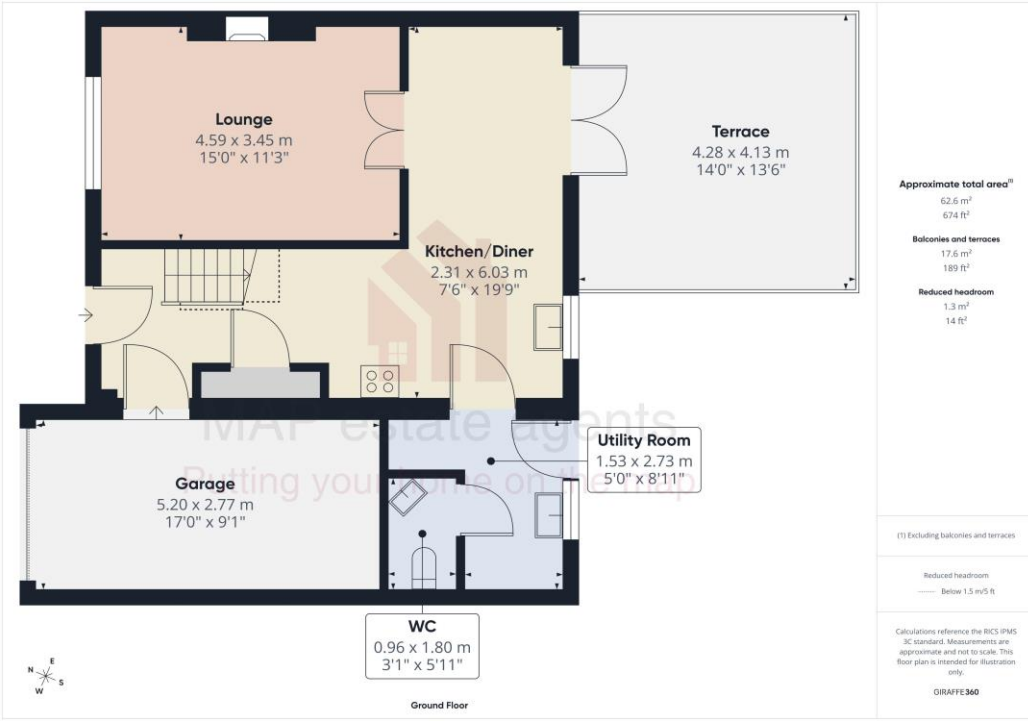


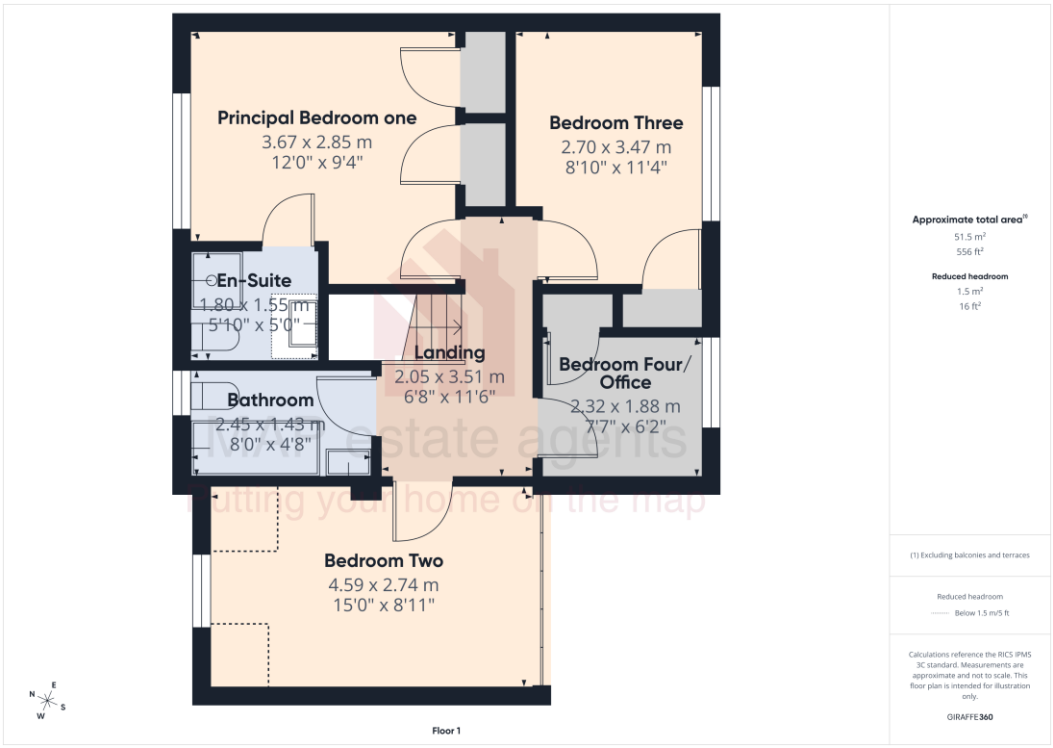












MAP's top reasons to view this home

- Detached non-estate house
- Courtyard development of only three houses
- Four bedrooms with principal en-suite shower room
- Lounge
- Well appointed kitchen/dining room
- First floor family bathroom
- Utility room and cloakroom/WC
- uPVC double glazing and gas central heating
- Integral garage and parking
- Enclosed low maintenance rear garden

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