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Warwick Avenue, Illogan, Redruth

Guide Price £340,000

Freehold







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Property Introduction

Occupying a lovely corner plot in a popular and quiet residential location on the edge of Illogan, this detached three-bedroom bungalow has been a much-loved home for over 50 years. Tucked away within a cul-de-sac, the property is surrounded by well-established gardens, with mature shrubs, plants and hedging creating a colourful and private setting.

The accommodation is well proportioned throughout, with a particularly spacious triple-aspect lounge/dining room enjoying plenty of natural light and views towards the gardens through the sliding patio doors. There are three bedrooms, two of which are doubles, a fitted kitchen and bathroom, along with the added benefits of an air source heat pump, owned solar panels and UPVC double glazing.

The gardens are a real feature of this home, having been lovingly established over many years, with lawns, mature planting and a large patio to the rear. There is also an attached garage and driveway parking. Whilst the bungalow would benefit from some updating and modernisation, it offers a fantastic opportunity for a new owner to make it their own and enjoy everything this much-loved home has to offer

Location

Situated within a short walk of the centre of the village where there is a pharmacy, late night convenience store, GP surgeries and a Public House. Larger out of town retail outlets can be found at Pool which is just over a mile away.

The nearest major town is Redruth, which is within two miles, Truro, the administrative and commercial heart of Cornwall is within twelve miles. The north coast at Portreath is only two and a half miles distant and the south coast at Falmouth, which is home to Cornwall's university, is within twelve miles. The A30 trunk road can be accessed within two miles.

ACCOMMODATION COMPRISES

Recessed storm porch with uPVC double glazed door and side screen opening to:-

HALLWAY

L-shaped with an airing cupboard housing a hot water cylinder and 'Grant' electric boiler. Two radiators and access to loft space. Doors off to:-

LOUNGE/DINER 23' 11" x 8' 11" (7.28m x 2.72m) plus fireplace recess

Enjoying a triple aspect with uPVC double glazed windows to the front and side and a uPVC double glazed patio door opening on to

the rear. Focusing on a slate fire surround and hearth and with two radiators.

KITCHEN 10' 2" x 8' 6" (3.10m x 2.59m)
uPVC double glazed door and window to rear. Fitted with a range of wood eye level and base units having adjoining roll top edge working surfaces incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine, cooker point and ceramic tiled splashback. Serving hatch through to dining area.

BEDROOM ONE 8' 8" x 8' 4" (2.64m x 2.54m)
uPVC double glazed window to the front. Radiator.

BEDROOM TWO 11' 10" x 9' 2" (3.60m x 2.79m) plus door recess
uPVC double glazed window to the front. Built-in wardrobe and radiator.

BEDROOM THREE 11' 8" x 10' 11" (3.55m x 3.32m)
uPVC double glazed window to the rear. Radiator.

BATHROOM
uPVC double glazed window to the rear. Matching suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Full ceramic tiling to walls and 'Dimplex' fan heater.

OUTSIDE
To the front a driveway gives additional parking leads to the attached garage, whilst the garden is laid mainly to lawn with a range of attractive mature shrubs and hedging to the front. The garden extends to the side which again is largely lawned with mature hedging and adjacent to the entrance door at the front is a magnificent Wisteria.

ATTACHED GARAGE 15' 11" x 8' 11" (4.85m x 2.72m)
Up and over door to the front having a courtesy door to the rear and a single glazed window to the rear.

REAR GARDEN
To the rear the garden is largely paved, enclosed and has an external water supply.

SERVICES
Mains water, mains drainage, mains electric.

AGENT'S NOTES
The Council Tax band for the property is band 'D'. The solar panels on the roof are owned by the property.

DIRECTIONS
From the centre of Illogan (by Robartes Arms/local shop), head into Alexander Road and take the first left into Warwick Avenue and then the first right where the bungalow will be identified at the entrance to the cul-de-sac off Warwick Avenue on the right hand side. If using What3words:- butternut.rolled.passing













MAP's top reasons to view this home

- Detached corner plot bungalow
- Three bedrooms
- Triple aspect lounge/dining room
- Fitted kitchen
- Bathroom
- Air source heat pump
- Owned solar panels
- Attractive, well stocked gardens to front and side
- Garage and driveway parking
- Popular residential location

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