



**MAP estate agents**  
Putting your home on the map

Woodbine Lane, Illogan, Redruth



## Woodbine Lane, Illogan, Redruth

Tehidy Park Golf Club and Woods 1 mile | Portreath (North Coast) 2 miles | Camborne 3 miles | Redruth 3 miles | Hayle 9 miles | Falmouth (South Coast) 13 miles | Truro 13.5 miles | Newquay Airport 27 miles | Exeter M5 99 miles  
(Distances are approximate)

Having been in the same family ownership for approaching fifty years, this individual detached bungalow sits in a mature, level, lawned plot which is located at the end of a quiet no through lane. Now requiring some modernisation, the bungalow offers spacious three bedroomed accommodation with many rooms having a dual aspect, the highlight of which is the 28' living room. Given the size of the plot and the layout there is also scope to extend upwards or outwards subject to the necessary permissions.

24\* Entrance hallway | 28' Lounge/Diner | Three double bedroom | Kitchen | Bathroom | Separate WC | Garage | Level lawned plot | Driveway

**£525,000 Freehold**





## Description

The bungalow is fully double glazed and has mains gas central heating with the bungalow being set on a virtually level mature plot which provides excellent privacy from the road and neighbouring properties.

The bungalow is a 'U- shape' with the design providing many of the rooms with a dual aspect with the hall running to two sides providing further natural light into the home.

All three of the bedrooms are doubles with two having built-in wardrobes/furniture, there is a single garage with hard standing behind which again gives scope for extending the garage or creating a workshop if required.

In summary, this is a rarely available individual bungalow in a super setting with potential to create a fantastic home to suit.

## Location

The property is situated in a no through lane of quality detached homes. Located towards the end of the lane there is very limited passing traffic. The lane is located off Alexandra Road, one of the most sought after addresses in Illogan, being less than half a mile to the centre of the village where there is Public House, Doctors surgery, pharmacy and choice of takeaway restaurants amongst other things.

The golf course at Tehidy is approximately one mile away with Tehidy Woods also in immediate vicinity offering a range of walks.

Portreath and its sandy beach is within two miles, the major towns of Camborne and Redruth are within three miles with Truro and Falmouth both approximately thirteen miles away.

### ACCOMMODATION COMPRISES

Double glazed with side screen opening to:-

#### ENTRANCE HALLWAY

Two uPVC full height windows to the front which provide a large degree of natural light. Radiator. Wood panelled ceiling. The hall also extends to one side where there is a further double glazed window. Doors off to:-

#### KITCHEN 12' 3" x 8' 6" (3.73m x 2.59m)

Fitted with a range of attractive units fitted at both eye and base level. Timber effect roll edge work surfaces to three sides incorporating a stainless steel single drainer sink unit, integrated fridge and freezer. Space for cooker and dishwasher. Radiator. Two double glazed windows to the rear with an internal window overlooking the hallway which provides further natural light. Wall tiling.

#### LOUNGE/DINING ROOM 28' 11" x 12' 3" (8.81m x 3.73m) maximum measurements

A really wonderful reception room running from front to back with lots of natural light from full height windows to one side as well as a uPVC double glazed door opening to the front. The room focuses on a stone fireplace with inset log effect fire with copper hood above. Three radiators.

#### CLOAKROOM

Comprising low level WC. Double glazed window to rear.

#### BEDROOM ONE 12' 3" x 8' 6" (3.73m x 2.59m)

A lovely double room with a dual aspect, large full height window to the front overlooking the patio and pond with a further uPVC double glazed window at high level. The bedroom has an extensive range of fitted wardrobes and furniture, dressing table and chest of drawers to



three sides, display shelving and high level storage above the bed space. Radiator.

**BEDROOM TWO 11' 7" x 8' 6" (3.53m x 2.59m)**  
uPVC double glazed window to the side. Two low level radiators.

**BEDROOM THREE 13' 0" x 12' 1" (3.96m x 3.68m) maximum measurements**  
uPVC double glazed window to the side. To one wall is a run of sliding doors which provide storage/wardrobe space and also conceals the hot water tank and boiler which serves the domestic hot water and central heating.



**BATHROOM**  
Fitted with a panelled bath with wall mounted 'Mira' shower and wall mounted WC. Extensive wall tiling. High level shelved cupboard with vanity light below. Radiator. Frosted uPVC double glazed window to rear.

**OUTSIDE**  
Approached off a no through road, the property has its own entrance with a generous parking space in front of the garage. A gate gives access into the level front garden with generous patio and feature pond. There is a garden shed in one corner and the garden is screened with mature hedging, trees and bushes providing a private, quiet and level outside space for the new owners to enjoy. The lawn continues to one side of the bungalow with a path around to the rear.

**REAR GARDEN**  
The rear garden is approached over two steps and again is a level lawn with fenced borders which is private with mature planting. There is a further shed and an outside tap. To the other side of the property is a large hard standing which is directly behind the garage.

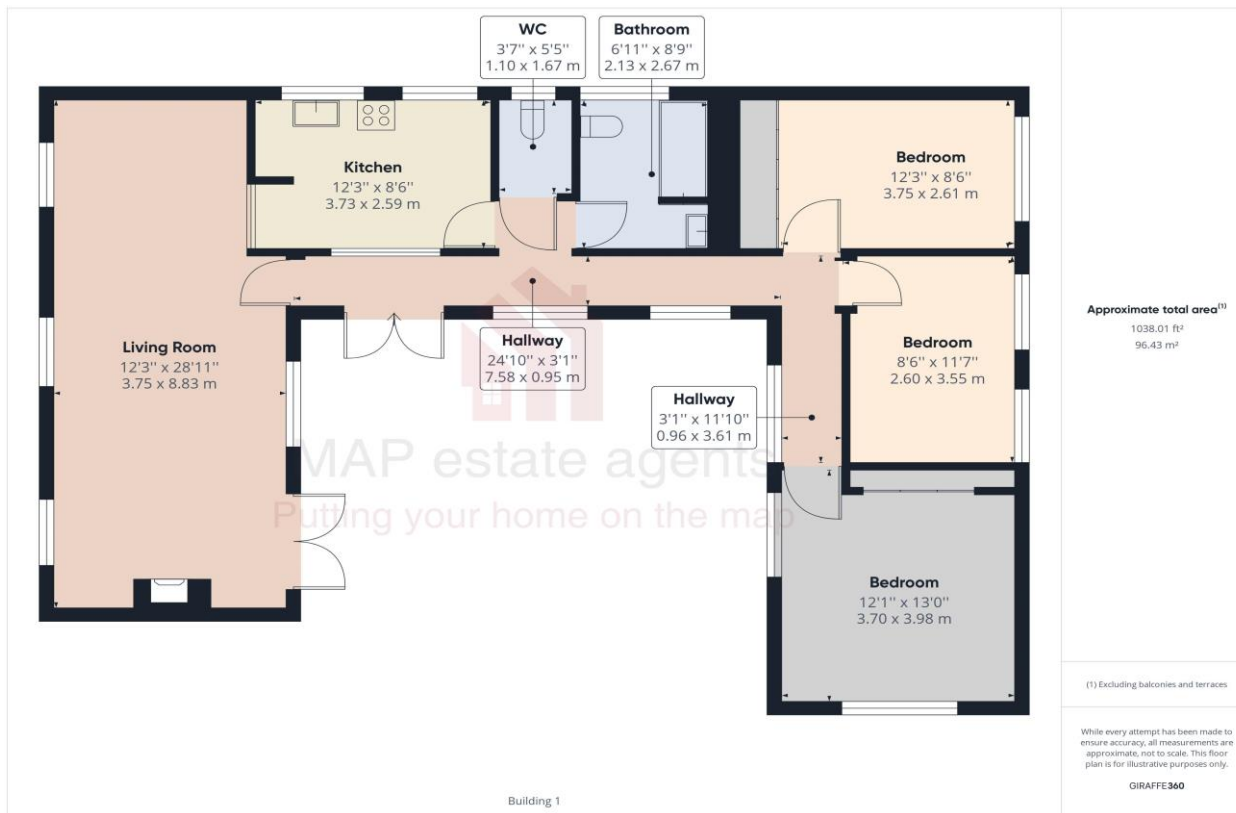
**GARAGE 17' 3" x 12' 4" (5.25m x 3.76m) maximum measurements**  
Unusually the garage has an opening garage door to the rear as well as the front, therefore this would provide further parking with access through the garage or subject to the new owners needs, could be incorporated to create a double length garage or possible workshop etc., as needed. The garage has an electric up and over door and a large recess to one side for storage. There is light and power connected.

**AGENT'S NOTE**  
The Council Tax band for the property is band 'C'.

**DIRECTIONS**  
From the roundabouts in the middle of Illogan, follow Alexandra Road taking the second turning on your right, Colborne Avenue. As you enter the road, turn immediately right and the property is found towards the end of Woodbine Lane on the right hand side. If using What3words:- suiting.helps.restrict

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





**MAP's**

### Top reasons to view this home

- Detached individual bungalow on a level plot
- End of a quiet no through lane location on the edge of sought after village
- Three generous bedrooms
- Fabulous dual aspect lounge/dining room
- Light and bright acomodation
- Superb gardens to front, side and rear
- Gas central heating and double glazed windows
- Garage and off-road parking
- Same family ownership for nearly 50 years!
- Very clean and tidy with some modernisation to do

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
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Gateway Business Park, Barncoose, Cornwall TR15 3RQ

**sales@mapestateagents.com**  
**www.mapestateagents.com**

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