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**Barripper Road,
Camborne**

**£395,000
Freehold**





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Camborne
£395,000 Freehold
Property Introduction**

Situated on the ever popular Barripper Road on the outskirts of Camborne, this detached bungalow offers generous family size accommodation and has been the subject of recent updating by the present owners. In addition to the separate lounge and dining room, there is a breakfast room leading off from the kitchen which benefits from French doors opening onto the rear garden. The principal bedroom has an en-suite shower room and WC, there is a second double size bedroom on the ground floor and turning stairs lead up to a further bedroom with en-suite WC on the first floor which is ideal for a teenager. The bathroom on the ground floor has recently been updated and has a modern contemporary feel, the property is fully double glazed and there is a mains gas central heating system with a new boiler having been installed in 2022. To the outside the bungalow sits on a virtually level plot with ample off-road parking available to the front and side. The rear garden is secure for younger children and pets and is mainly lawned with an extensive sun deck/patio and a base for a hot tub. A major feature is the garage workshop which is 23' 6" in length and 11'3" wide with a generous height and having additional storage underneath a pitched roof. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this generously proportioned property.

Location

Situated within three quarters of a mile of the town centre, schooling for older children is available within walking distance. Camborne has a range of local and national shopping outlets, there is a Post Office, choice of banks and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 is situated to the north of the town and this gives direct access out of the county. The north coast beaches of Portreath and Gwihian are within five miles and Truro, the county town is within fourteen miles. Falmouth, Cornwall's university town on the south coast is within sixteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Minton style tiled floor, coved ceiling and dado rail. Glazed door opening to:-

HALLWAY

Polished wood flooring. Recessed turning stairs to first floor with storage cupboard beneath, coved ceiling and two radiators. Panelled doors open off to:-

LOUNGE 12' 8" x 11' 2" (3.86m x 3.40m) plus fire recesses

uPVC double glazed bow window to the front. Focusing on a wood fire surround with marble back and hearth housing a gas coal effect fire which was installed in April 2022. Coved ceiling, central rose and polished wood flooring. Two radiators and double doors opening to:-

DINING ROOM 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed sliding patio door to the side. Coved ceiling and central rose. Radiator and door to:-

PRINCIPAL BEDROOM ONE 13' 6" x 10' 11" (4.11m x 3.32m)

uPVC double glazed window to the rear. Coved ceiling and radiator. Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to rear. Recently remodelled with a contemporary style suite consisting of close coupled WC, vanity wash hand basin with mixer tap and shower cubicle with 'Mira' electric shower. Full ceramic tiling to walls and tiled floor. Radiator. Returning to hallway, door to:-

BEDROOM TWO 12' 0" x 11' 11" (3.65m x 3.63m) plus bay

uPVC double glazed bow window to the front elevation. Coved ceiling with central rose and two radiators.

KITCHEN 11' 5" x 10' 6" (3.48m x 3.20m) maximum measurements

uPVC double glazed window to the side. Recently refitted with a range of contemporary style units both eye level and base with adjoining square edge granite working surfaces and incorporating an inset colour coordinated single drainer sink unit with mixer tap. Extensive ceramic tiling to splash backs. Space and plumbing for an automatic washing machine and dishwasher. Gas cooker point, four door larder cupboard, radiator and spotlighting. Doors opening off to:-

BREAKFAST ROOM 13' 6" x 11' 2" (4.11m x 3.40m)

Full width double glazed French doors with side screens opening onto the rear garden. Hard wood double glazed door to the side. There is a breakfast bar, a range of eye level and base storage units with granite working surfaces and a radiator. Coved ceiling and spotlighting.

BATHROOM

Two uPVC double glazed windows to the side. Recently remodelled with a white suite in a contemporary style with grey detailing and consisting of a shower bath with shower over, close coupled WC and vanity wash hand basin with storage beneath. Shower boarding to walls, ceramic tiled floor, towel radiator and spotlighting.

FIRST FLOOR LANDING

Door off to:-

BEDROOM THREE 16' 8" x 6' 10" (5.08m x 2.08m) plus recesses with reduced headroom to three sides

Featuring two 'Velux' double glazed roof lights. Recessed wardrobe. Radiator and cupboard housing 'Baxi' combination gas boiler (installed in October 2022). Access to eaves storage space. Door opening to:-

EN-SUITE WC

WC with a double glazed 'Velux' roof light, modern close coupled WC and vanity wash hand basin with mixer tap. Towel radiator. Further access to eaves storage space. Reduced headroom to side.

OUTSIDE FRONT

To the front there is an enclosed tarmac turning/parking area suitable for three plus cars and with a raised gravelled bed to one side. Pedestrian access leads to either side of the property.

GARAGE/WORKSHOP 23' 5" x 10' 9" (7.13m x 3.27m)

Wood double glazed window to the side and side courtesy door to the rear garden. Automatic roller door to front. Having power and light connected, there is a pitched roof with additional storage space if required.

REAR GARDEN

The rear garden is enclosed, of a generous size and mainly lawned together with a raised extensive patio which is ideal for enjoying summer evenings and outside entertaining. There is a base for a hot tub with timber cover over together with a timber storage shed to the rear of the garage. The garden is secure and is ideal for those with younger children or pets.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

SERVICES

Mains metered water, mains drainage, mains electric and mains gas.

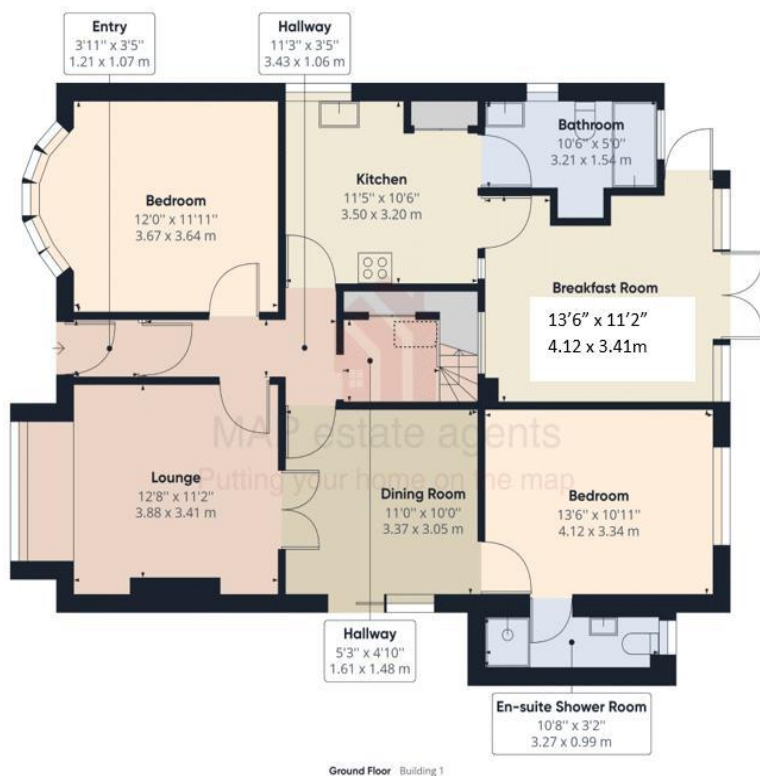


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached non-estate bungalow
- Three double size bedrooms
- Principal bedroom with en-suite
- Generous lounge
- Dining room
- Fitted kitchen
- Gas central heating and double glazing
- Large enclosed level garden to rear
- Superb garage workshop
- Ample driveway parking



Approximate total area⁽¹⁾
1097.70 ft²
101.98 m²

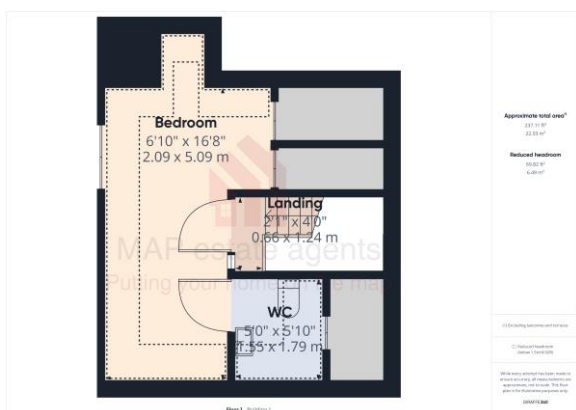
Reduced headroom
3.80 ft²
0.35 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DIRAFFE340



Approximate total area⁽¹⁾
131.13 ft²
12.18 m²

Reduced headroom
10.02 ft²
0.94 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(Below 1.5m/4.92ft)

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DIRAFFE340



Approximate total area⁽¹⁾
236.67 ft²
21.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DIRAFFE340

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