



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

**Meadow View**  
Cadogan Road, Camborne



# Meadow View

Cadogan Road, Camborne

Camborne Town Centre 1 mile | Redruth 4.5 miles | Hayle (north coast) 9 miles | Falmouth (south coast) 14 Miles | Truro 15 miles | Newquay Airport 26 miles | Plymouth 65 miles | Exeter M5 97 miles | (Distances are approximate)

Well presented throughout, this detached non-estate bungalow offers generous accommodation and is ideal for the extended family.

Entrance porch | Hallway | Lounge | Kitchen | Dining room | Four bedrooms (two en-suite) | Conservatory | Bathroom | Utility | Garage/workshop | Gardens | Parking

**£475,000**  
**Freehold**



## Property Introduction

Offering four double size bedrooms (two of which benefit from en-suite facilities), there is a well-proportioned lounge, remodelled contemporary style kitchen and a dining room. To the rear is a large triple-aspect conservatory which is ideally placed to enjoy views over the garden, the family bathroom has recently been remodelled and there is a utility. Fully double glazed, the property is warmed by a gas central heating system.

Occupying a plot of approximately a quarter of an acre, the gardens are well stocked with mature shrubs and specimen trees, parking is available on the driveway for four vehicles and there is a deceptively large garage/workshop.

Properties such as this are highly sought-after, viewing our interactive virtual tour is strongly recommended prior to arranging a physical inspection.

## Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are banking facilities, a mainline Railway Station that connects with London Paddington and the north of England.

The A30 trunk road can be accessed within one and a half miles, within fifteen miles is the county town of Truro which is the shopping centre for Cornwall and the university town of Falmouth on the south coast is a similar distance away.

Hayle, which is some nine miles away, is well known for its three miles of golden sandy beaches and has a harbour with active fishing boats.

Rarely do properties of this quality come to market and an early viewing is advised.

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

### ENTRANCE PORCH 6' 4" x 3' 8" (1.93m x 1.12m)

Enjoying a triple-aspect with uPVC double glazed windows. uPVC double glazed door to:-

### HALLWAY

L-shaped with feature engineering brick walling to one side, walk-in airing cupboard containing copper cylinder and access to loft space. Wall lights, laminate flooring and radiator. Doors off to:-

### LOUNGE 16' 3" x 11' 11" (4.95m x 3.63m)

uPVC double glazed leaded window to the front. Focusing on a gas coal-effect fire with wood mantel, laminate flooring and three wall lights. Radiator.

### KITCHEN/DINING ROOM 26' 3" x 12' 1" (7.99m x 3.68m)

maximum overall measurements

### KITCHEN

uPVC double glazed window to the rear. Recently remodelled with a contemporary style of eye-level and base gloss grey units with adjoining square-edge working surfaces and incorporating an inset stainless single drainer sink unit with mixer tap. 'Belling' range style cooker with ceramic hob and with a stainless steel hood over. Part wood panelling to one wall, ceramic tiled splashbacks and radiator. Wide squared archway through to:-

### DINING ROOM

uPVC double glazed window to the rear and radiator. Squared archway to:-

### UTILITY VESTIBULE 7' 1" x 5' 1" (2.16m x 1.55m)

uPVC double glazed door to the side and uPVC double glazed door to conservatory. Recessed square-edge working surface with space beneath for tumble dryer and automatic washing machine. Wall-mounted 'Gloworm' gas boiler. Ceramic tiled floor.

### CONSERVATORY 12' 11" x 9' 11" (3.93m x 3.02m)

Of generous proportions with dwarf walling and enjoying a triple-aspect with uPVC double glazed windows overlooking the enclosed rear garden and with a double glazed roof. uPVC double glazed French doors open out into the garden and there is a ceramic tiled floor. Returning to hallway, doors off to:-





**BEDROOM ONE 12' 3" x 8' 11" (3.73m x 2.72m)**

uPVC double glazed leaded window to the front. Two-door wardrobe and radiator.

**BEDROOM TWO 12' 3" x 8' 10" (3.73m x 2.69m)**

uPVC double glazed leaded window to the front. Two-door wardrobe and radiator.

**BEDROOM THREE 12' 3" x 9' 7" (3.73m x 2.92m)**

uPVC double glazed window to the front. Three-sliding-door wardrobe, laminate flooring and radiator. Double doors open to:-

**EN-SUITE SHOWER ROOM**

uPVC double glazed window to the side. Close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Full ceramic tiling to walls and fan heater.

**PRINCIPLE BEDROOM FOUR 12' 0" x 9' 7" (3.65m x 2.92m)****maximum measurements plus recess**

uPVC double glazed window to the rear. Built-in five-door wardrobe and radiator. Door to:-

**EN-SUITE SHOWER ROOM**

uPVC double glazed window to the rear. Recently re-fitted with a contemporary style suite consisting of close coupled WC, vanity wash hand basin and low-entry shower enclosure with plumbed shower. Ceramic tiling to walls and radiator.

**FAMILY BATHROOM**

uPVC double glazed window to the rear. Again, remodelled in a contemporary style with a close coupled WC, vanity wash hand basin and panelled bath with shower attachment. Full ceramic tiling to walls, linen cupboard with shelving and radiator. Radiator.

**OUTSIDE FRONT**

Double gates open onto a well proportioned parking and turning space and leads to the garage/workshop. The front garden of the bungalow is screened by mature hedging which is well stocked with perennial borders, hydrangea and there is a lawned garden with an apple tree. Pedestrian access leads to either side of the property and there is an external water supply.

**REAR GARDEN**

The rear garden is enclosed, largely lawned with mature hedging which gives a high degree of privacy, the garden is, again, well stocked with mature shrubs and the planting includes hydrangea, camellias and has been designed to give all year colour.

**GARAGE/WORKSHOP 26' 5" x 20' 4" (8.05m x 6.19m) PLUS 25' 2" x 15' 0" (7.66m x 4.57m)**

Of largely timber construction with a tiled roof, this generous size garage has power and light connected.

**SERVICES**

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

**AGENT'S NOTE**

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

**DIRECTIONS**

From Camborne Railway Station, turn into Trevue Road and then immediately turn right into Mount Pleasant Road, at the end of this road, turn left into Cadogan Road where Meadow View will be found as the third turning on the left where the property is situated at the end of this road. Sat Nav is notoriously difficult in Cornwall and we would recommend using What3words: timed.delved.joints



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## MAP's Top reasons to view this home

- Executive style detached non-estate bungalow
- Four bedrooms (two with en-suites)
- Large lounge
- Dining room
- Remodelled kitchen
- Large triple-aspect conservatory
- Remodelled family bathroom
- Gas heating and double glazing
- Parking and large garage/workshop
- Mature well stocked gardens



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

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

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

Gateway Business Park, Barmcoose, Cornwall TR15 3RQ

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)  
[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.



