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**Roseland Park,
Camborne**

**Guide Price £370,000
Freehold**





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Property Introduction

An outstanding spacious three bedroom detached bungalow, being offered to the market chain free.

Immaculately presented and with generously proportioned accommodation the bungalow is in a quiet cul-de-sac location with three bedrooms, a family bathroom, a reception room and kitchen.

Additional benefits include electric heating, uPVC double glazing, a sunroom/office, impressive gardens, ample parking and garage.

The property offers excellent access to Camborne town and its wide range of amenities including the A30.

An outstanding detached bungalow that has been refurbished by the current owner. Viewing highly recommended.

Location

Situated in one of the most well sought after areas of Camborne, the town has an excellent mix of living options and the very best of Cornwall countryside close by. Retail options are in an abundance with many major retailers being located in the town centre and area also many local shops being represented. You will discover the beach at Portreath at the nearby North coast.

The town offers a range of fine schools and with direct access to the A30 has good transportation links combined with a mainline railway station which provides services to London Paddington.

ACCOMMODATION COMPRISES

Wooden storm canopy. uPVC entrance door leading to entrance hall. Laminated flooring. Doors off to:-

CLOAKROOM

uPVC window to side elevation. Electric towel rail. Wc and vanity unit with hand basin above. Space and plumbing for washing machine. Extractor and ceiling light.

LOUNGE 15' 8" x 9' 9" (4.77m x 2.97m) maximum measurements

uPVC sliding doors leading to the front garden. Laminated flooring, electric, radiator and wood burner.

KITCHEN 11' 3" x 9' 9" (3.43m x 2.97m)

An attractively fitted kitchen with a good range of matching base, wall and drawer cabinets with roll top work surfaces over and tiled splash backs. Integrated cooker and hob with extractor hood. Sink with mixer tap. Integrated fridge and freezer and integrated wine cooler. Radiator. Double glazed window to side and double glazed door to the side leading to parking.

INNER HALL

Cupboard housing the electric immersion. Doors off to:-

BATHROOM

Fitted with a matching suite comprising a panelled bath with mixer tap and shower over, wash basin with vanity unit below and WC. Wall mounted mirror. Electric heated towel rail and frosted double glazed window to side.

BEDROOM ONE 11' 9" x 9' 10" (3.58m x 2.99m)

Laminated flooring, Electric heater. uPVC double glazed doors leading to the rear garden.

BEDROOM TWO 9' 9" x 8' 10" (2.97m x 2.69m) plus door recess

Laminated flooring, Electric heater. uPVC double glazed doors leading to the rear garden.

BEDROOM THREE 8' 3" x 6' 9" (2.51m x 2.06m)

Laminated flooring, Electric heater. uPVC double glazed window facing the side elevation.

GARAGE 17' 4" x 8' 9" (5.28m x 2.66m)

Single garage with power and light connected. Up and over garage door.

GARDENS

The property is set back from the approach by a well maintained lawn and concrete drive leading to a hard standing drive and the garage. To the side of the garage is access to the rear garden. The private rear garden is enclosed by stone walling and fencing. This garden is laid to lawn with a paved patio, raised flower beds and decking. This area provides a safe environment for both children and pets and also for entertaining.

SUNROOM/OFFICE 7' 2" x 5' 0" (2.18m x 1.52m)

Having an electric heater ample USB sockets, laminate flooring and uPVC double glazed sliding door. Ideal for working from home.

SERVICES

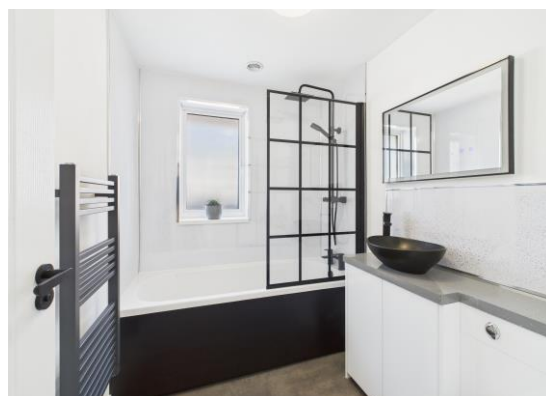
Mains water, mains drainage, mains electric and main gas (not connected).

AGENT'S NOTE

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

DIRECTIONS

With Wetherspoons on your left take the road past Camborne Church, take the next right into Wellington Road, bear left into Trelawney Road. At the roundabout carry straight across into Tehidy Road then turn right into Roseland Park. Take the first turning on your right, continue along the road and the bungalow will be identified on the right by a for sale board. If using What3words: meant.hurtles.stint

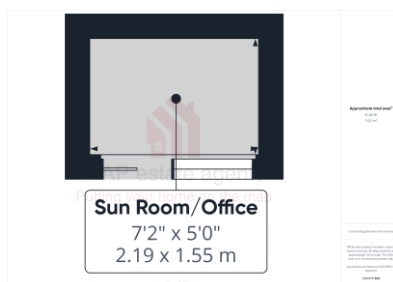
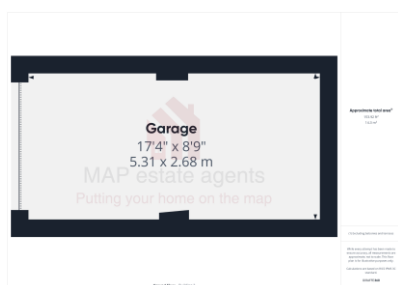


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Stunning detached bungalow
- Three bedrooms
- Lounge
- Kitchen
- Cloakroom
- Family bathroom
- Garage
- Front and rear gardens
- Sunroom/office
- Offered for sale chain free



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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