



 Millerson
Select

Chapel Hill
CAMBORNE

£280,000

CAMBORNE

CHAPEL HILL

- THREE BEDROOM DETACHED BUNGALOW
- FABULOUS RURAL VILLAGE SETTING
- FANTASTIC COUNTRYSIDE VIEWS
- STUNNING REDESIGNED REAR GARDEN WITH GLORIOUS COUNTRYSIDE VIEWS
- OFF ROAD PARKING FOR AT LEAST THREE VEHICLES
- POTENTIAL TO DEVELOP SUBJECT TO ALL NECESSARY CONSENTS
- GORGEOUS MODERN KITCHEN/DINING ROOM WITH VIEWS
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN

A fantastic and very well presented three bedroom detached bungalow in the semi rural village of Brea, enjoying fantastic far reaching countryside views, all sat in a generous plot with plenty of off road parking.





DESCRIPTION

Nestled in the picturesque village of Brea, this very impressive three bedroom detached bungalow offers a perfect blend of modern comfort and idyllic countryside living. enjoying stunning elevated views and benefitting from a surprisingly spacious plot along with comfortable parking for three cars, a stunning new rear garden which is nearing the end of a significant schedule of works to create an extremely useable three tiered rear garden with a stunning raised decking area some fifty feet in length enjoying stunning far reaching rural views. Internally there's gas central heating, and uPVC double glazing, This detached bungalow represents a fantastic opportunity for anyone looking for a comfortable family home in a popular rural location, yet within easy reach of town centre amenities. The property also appears to offer potential for a further dwelling in the garden, subject to any necessary consents.

INTERNAL FEATURES

Access to the property is initially through a welcoming entrance hall, which leads through to the impressive and recently refurbished Kitchen/Dining room. This superb dual aspect room is flooded with natural light, and enjoys fantastic views across the valley to the countryside beyond. A doorway accesses a pleasant living room which again enjoys superb rural views. A rear hallway gives access to the rear garden, but internally provides access to three excellent double bedrooms and the recently refitted family bathroom. the property is warmed by Gas Central heating, and there's double glazing throughout.

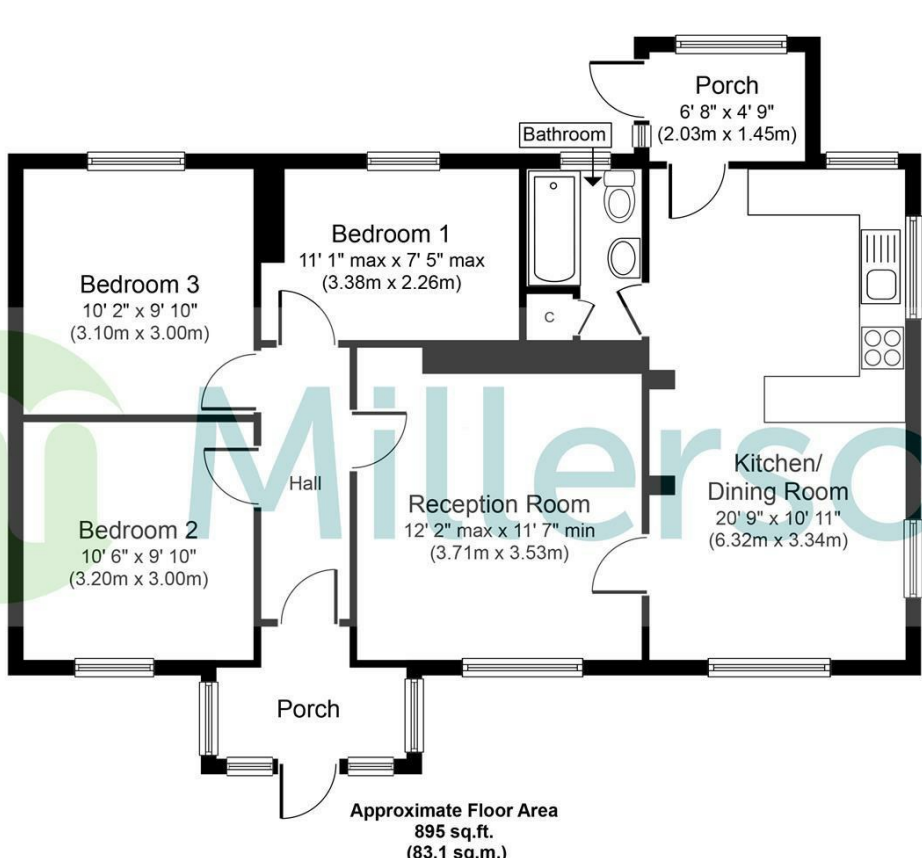
EXTERNAL FEATURES

There's a spacious front driveway which provides comfortable parking space for three cars. There are steps down to a paved pathway which runs to both sides of the property, giving access to the terraced front garden, the entrance Porch, and gives access to both sides of the property. To the rear of the

property there's a fantastic mature garden which offers tremendous scope. Many properties have tiered the garden to take in the magnificent countryside views. It would also appear that redevelopment of the garden could lead to erecting a further dwelling on site, subject to all necessary consents, benefitting from a further access to the rear of the garden which could provide independent access to a sectioned off piece of land in the future. At present there's scope for a really lovely enclosed and sunny garden taking in fabulous rural views.

LOCATION

The property is set in a commanding position on the outskirts of the village of Brea enjoying lovely rural views, which is a well regarded countryside village on the outskirts of Camborne. Direct road links take you a short distance to mainstream shops including Morrisons and Tesco in Pool, while the historic mining town of Camborne with its variety of traditional and independent shops is only one and half miles away.



Approximate Floor Area
895 sq.ft.
(83.1 sq.m.)

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT
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