



Rectory Gardens  
Camborne  
TR14 7DU

Offers In Excess Of  
£300,000

- DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- ENCLOSED SUNNY GARDEN
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS
- CONSERVATORY
- OFFICE/HOBBY ROOM
- CENTRAL HEATING
- DRIVEWAY





Tenure - Freehold

Council Tax Band - D

Floor Area - 1216.32 sq ft



### PROPERTY DESCRIPTION

Situated in the highly sought after location of Rectory Gardens is this detached three bedroom bungalow offering spacious accommodation comprising an entrance porch/conservatory, entrance hall, living room, modern fitted kitchen/dining room, two ground floor double bedrooms, bathroom and an additional third bedroom situated on the first floor with an en-suite WC.

There is an additional reception room, formerly a garage, which is currently used as an office/music room and offers versatility to potentially provide a fourth bedroom. Outside the property enjoys a lovely, private and enclosed garden with a southerly aspect and a slate driveway to the side.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Double glazed patio doors into:

#### ENTRANCE PORCH/ONSERVATORY

Double glazed windows to three sides. Radiator. Tiled floor. Exposed granite quoins open through to:

#### ENTRANCE HALL

Wood effect laminate flooring. Two radiators. Doors to all rooms. Loft access hatch. Obscure double glazed door to rear.

#### LIVING ROOM

19'7" x 10'5" (5.97 x 3.18)

Double glazed bow window. Two radiators. Feature fireplace with living flame gas fire inset and stone surround. Television point. Telephone point. Wood effect laminate flooring. Stairs to third bedroom.

#### KITCHEN/DINING ROOM

15'1" x 10'8" (4.6 x 3.25)

A lovely fitted kitchen with a range of white gloss base units and drawers under solid wood worksurfaces and matching wall units over. Integrated dishwasher. Integrated AEG electric oven with AEG hob and extractor hood over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for washing

machine. Space for fridge/freezer. Tile effect vinyl flooring. Double glazed window. Radiator.

#### BEDROOM ONE

15'1" x 10'0" (4.6 x 3.05)

Double glazed window. Radiator. Built-in wardrobe with additional fitted storage cupboards over.

#### BEDROOM TWO

13'3" x 12'5" (4.04 x 3.78)

Double glazed bow window. Radiator. Airing cupboard housing immersion water heater with additional storage cupboard over. Telephone point. Television point.

#### BATHROOM

A three piece bathroom suite comprising hand basin with fitted storage cupboards below, WC and bath with tiled surround and 'Mira' shower over. Dual aspect obscure double glazed windows. Radiator. Tiled Floor. Chrome effect heated towel rail.

#### BEDROOM THREE

12'6" x 9'2" (3.8 x 2.79)

Situated on the first floor with double glazed window. Radiator. Door into:

#### ENSUITE

WC and hand basin. Built-in storage cupboards.

#### ADDITIONAL ROOM

18'8" x 9'6" (5.7 x 2.9)

Formerly a garage, this room offers versatility in terms of use. Currently used as an office/music room this could be used as a potential fourth bedroom or games/hobby room'. Obscure sliding patio doors. 'Worcester' combination boiler. Inset lighting. Electric fireplace.

#### OUTSIDE

The property is approached over a slated pathway leading to sloped decking giving access to the main entrance and the front garden. The front enjoys a lovely enclosed, mature and private garden which benefits from all day sun. The garden is mainly laid





to lawn along with a wide range of plants, trees and shrubs, decked patio with pergola, green house, storage shed and fish pond. Adjacent to the bungalow slated driveway currently occupied by a large useful storage shed. A pedestrian gate give access into a rear courtyard with a long raised flowerbed.

### SERVICES

Mains electricity, gas, water and drainage (however we have not verified connection)

Council Tax Band D

### DIRECTIONS

From our Camborne office passing Aldi supermarket take the first left in to Rectory Road and then first left in to Rectory Gardens where the property can be found on your left hand side indicated by our for sale board.



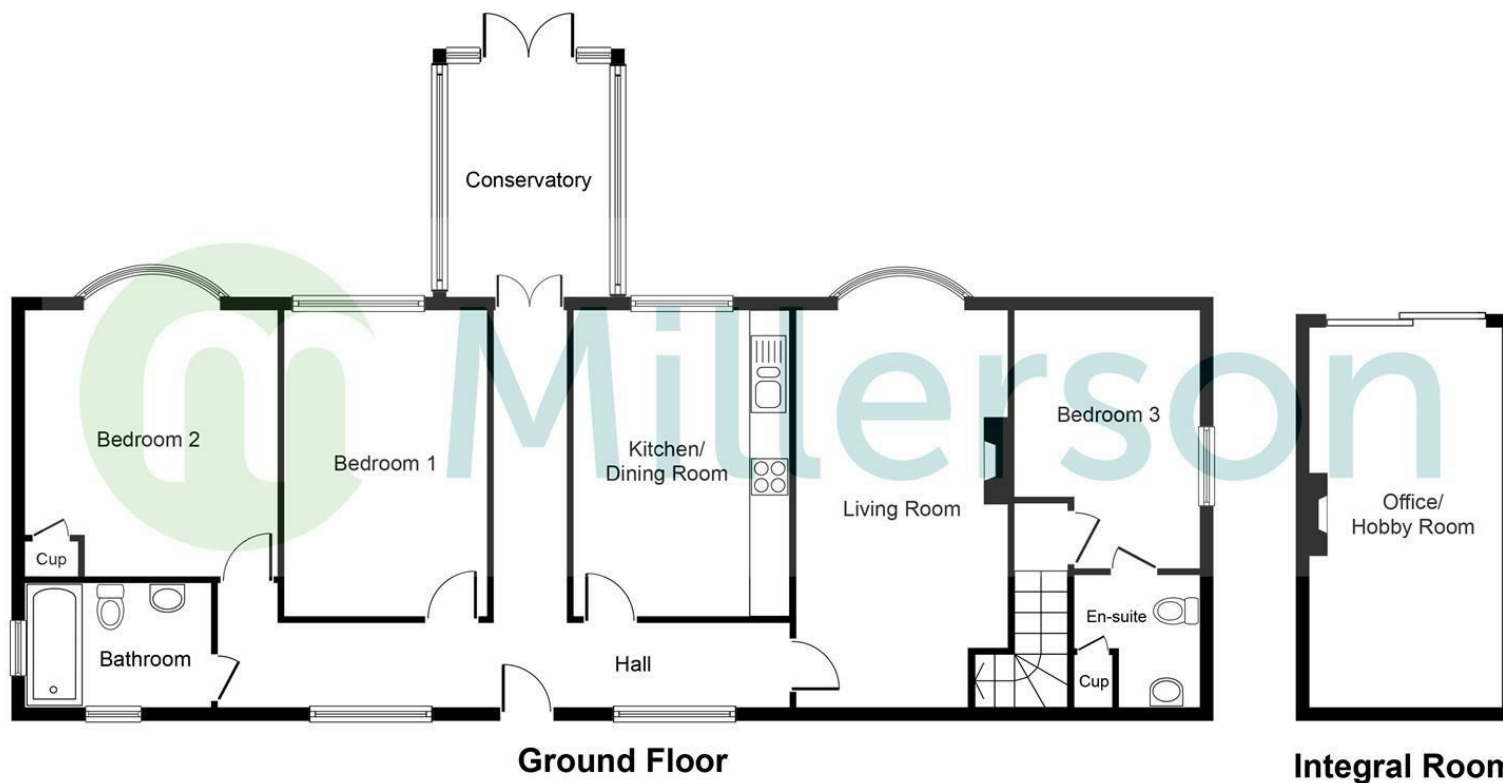


## Directions To Property

## Contact Us

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## Valuation Request



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

