



Maythorn Meadow
Park Bottom
TR15 3GG

Guide Price £425,000

- THREE BEDROOM TWO BATHROOM DETACHED BUNGALOW
- REMAINDER OF WARRANTY
- GARAGE AND DRIVEWAY PARKING
- STYLISH HIGH QUALITY INTERIOR
- LOT OF NATURAL LIGHT
- SOUGHT AFTER LOCATION
- CUL-DE-SAC
- WONDERFUL OPEN PLAN MAIN RECEPTION ROOM
- WONDERFUL SUNNY REAR GARDEN
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - D

Floor Area - 1270.15 sq ft



DESCRIPTION

Built just a couple of years ago, a wonderfully proportioned executive style three bedroom two bathroom detached bungalow in a particularly sought after Cul-De-Sac location in the hamlet of Park Bottom, on the edge of the village of Illogan. The property is beautifully presented throughout with high quality fixtures and fittings, with stunning accommodation, including a wonderful open plan main reception room which provides space for a particularly generous living area, with the benefit of Bi-Fold doors leading directly out into the garden. There's a modern and stylish Kitchen/Dining room. There are three excellent double bedrooms including a marvellous Master bedroom with En-suite shower room along with a high quality family bathroom. The property is blessed with an abundance of natural light, and the quality of finish throughout is evident. Externally there is a generous driveway and Garage, along with a wonderful and spacious rear garden. All in all, a very impressive detached bungalow in a wonderful location with the benefit of the remainder of builder's warranty.

ENTRANCE

Composite double glazed door opening into:

ENTRANCE HALL

Oak effect laminate flooring. Large walk in utility cupboard with space and plumbing for washing machine and tumble dryer with work surface over. Extractor fan. Further double cupboard with meter board and further storage space. Wall mounted radiator. Doors opening into main reception room. All bedrooms and family bathroom. Inset LED lighting. Loft access.

LIVING ROOM/KITCHEN/DINING ROOM

A tremendous open space with clearly delineated areas for kitchen diner and living room. A wonderful light dual aspect room, which is the hub of the home.

LIVING AREA

18'10" m x 13'10" m. (5.765 m x 4.233 m.)

A stunning dual aspect room with UPVC double glazed bi-fold doors leading straight out onto the terrace in the rear garden. UPVC double glazed window to side elevation. 2 wall mounted radiators.

KITCHEN/DINING ROOM

11'2" m x 10'11" m. (3.409 m x 3.334 m.)

A stunning dual aspect room full of natural light with oak effect

laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with oak effect square edged worktop over. Four ring induction hob. Integrated Bosch double oven. Integrated fridge freezer. Integrated Bosch dishwasher. One and a half bowl composite sink unit with draining board and mixer tap over. Large UPVC double glazed picture window to front elevation. UPVC double glazed window to side elevation. LED spotlights over. Wall mounted radiator.

BEDROOM 1

13'1" m x 12'0" m (3.99 m x 3.660 m)

A superb principal bedroom with UPVC double glazed picture window to rear elevation overlooking the rear garden. Built-in double wardrobe with shelving and hanging space. Wall mounted radiator. Door opening into:

EN-SUITE SHOWER ROOM

7'5" m x 4'11" m (2.276 m x 1.505 m)

A stunning en-suite to the main bedroom with ceramic tile flooring. Double sized low entry shower with plumbed rain soak and side mounted and wall mounted shower attachments. Low level WC. Inset wash hand basin with cupboard unit beneath. Wall mounted heated towel rail. Tiled to four walls. UPVC double obscured window to side elevation. LED lighting. Extractor fan.

BEDROOM 2

12'11" m x 10'8" m (3.948 m x 3.272 m)

UPVC double glazed window to rear elevation overlooking the rear garden. Wall mounted radiator.

BEDROOM 3

10'4" m x 7'11" m (3.156 m x 2.436 m)

A pleasant and spacious double bedroom with UPVC double glazed window to front elevation and wall mounted radiator.

FAMILY BATHROOM

10'4" max by 8'2" m. (3.154 max by 2.510 m.)

A stunning bathroom suite with ceramic tile flooring. Panelled bath with plumbed rain soak shower attachment over. Low level WC. Inset wash hand basin with cupboard unit beneath. Wall mounted heated towel rail. Part tiled to 4 walls. UPVC double glazed obscured window to front elevation. LED lighting. Extractor fan



OUTSIDE

To the front of the property there is a pleasant level lawn with footpath directly to the front of the property. To the side of the property, there is a brick paved driveway providing tandem parking for three vehicles which leads directly to the garage.

GARAGE

19'11" m x 10'9" m (6.071 m x 3.282 m)

An excellently proportioned single Garage with UPVC double glazed obscured door leading into rear garden. Power and light. Up and over electric garage door.

TO THE REAR

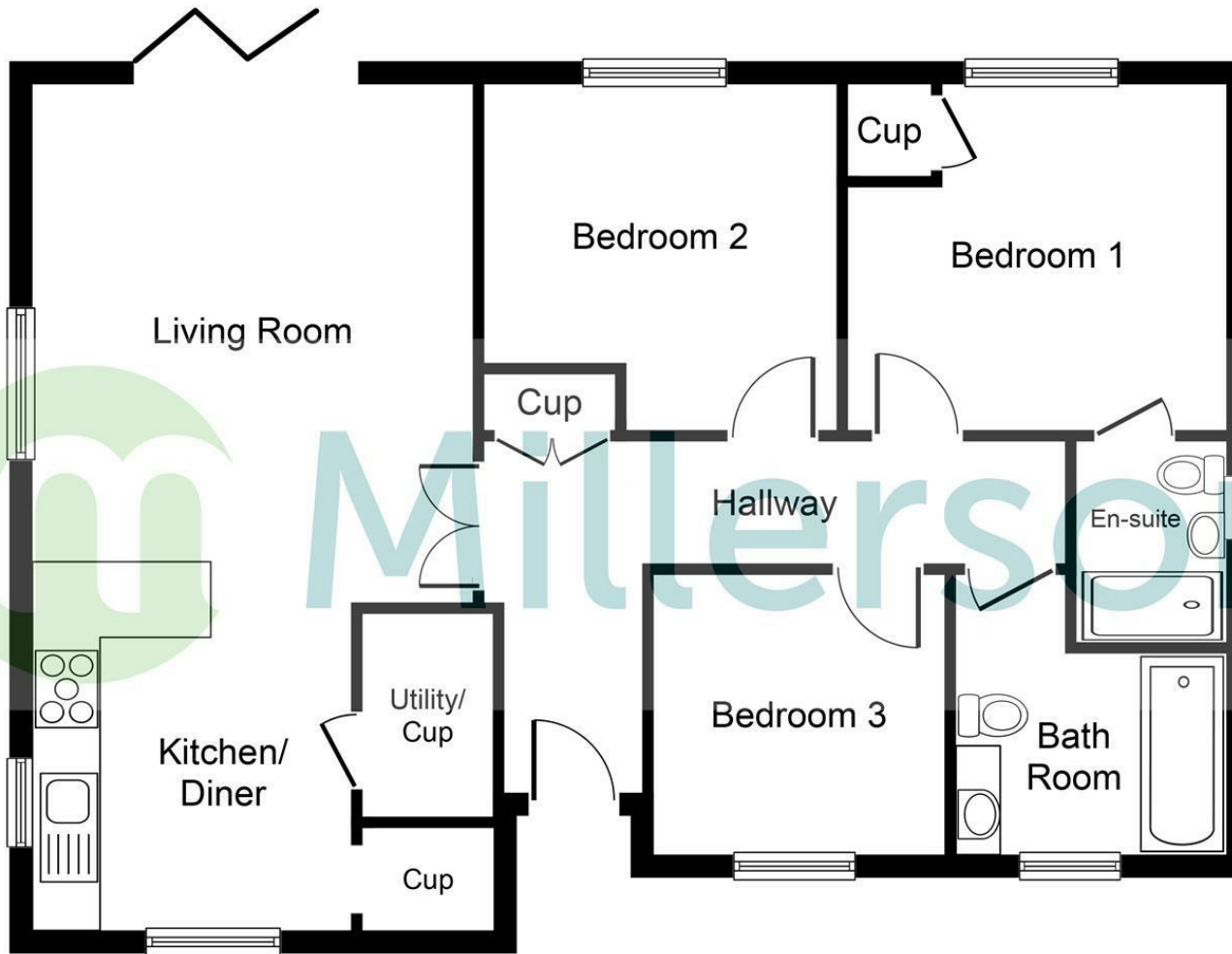
The rear garden can be accessed via the bifold doors leading out from the living room, through a pedestrian gate to the side of property along with access through the rear of the garage. The rear garden is generous in scale and is predominantly laid to level lawn. There is a pleasant stone paved pathway which opens out into a terrace area providing space for table chairs and outdoor dining. Beyond the terraced area there's a generous level lawned garden, This beautiful, and generous garden is sheltered and enjoys plenty of sun.

SERVICES

Mains Gas, Electric and drainage, however none have been verified. A service charge of approximately £850.00 per calendar year is payable to a management company for the upkeep of communal areas and street lighting for this private road.



Directions To Property



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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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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