



Rectory Gardens Camborne TR14 7DU

Guide Price £425,000

- THREE BEDROOM TWO BATHROOM DETACHED BUNGALOW
- SUPERB PEACEFUL NO THROUGH ROAD LOCATION
- MUCH SOUGHT AFTER POSITION
- GLORIOUS AND PRIVATE GARDENS AND GROUNDS
- WELL PRESENTED AND GENEROUS ACCOMMODATION THROUGHOUT
- GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- A TRUE 'PEACEFUL HAVEN'!



Tenure - Freehold

Council Tax Band - D

Floor Area - 1528.49 sq ft



DESCRIPTION

A wonderfully presented and extremely spacious three double bedroom two bathroom detached bungalow in a hugely sought after tucked away location, yet a short level walk to Camborne towns many amenities. This fantastic home, situated in a no through road enjoys wonderful tranquility as the name 'Peaceful Haven' suggests. With extensive accommodation including a vast Living room/Dining room, a generous Kitchen/Breakfast room, a separate Utility room, along with Three double bedrooms, family Bathroom and separate shower room, this is one of the best bungalows we've seen become available in Camborne for some time. Externally there are beautiful and private gardens to front and rear, a delightful garden room/sun room, along with a generous garage with plenty of off road parking. All in all a fabulous home which seems to tick all the boxes!

ENTRANCE

UPVC double glazed obscured composite door opening into:

ENTRANCE HALL

A generous hallway which opens up into the remainder of the house with DOORs into living room, kitchen/Breakfast room, family bathroom, family shower room along with the three double bedrooms. Loft hatch. Airing cupboard with wooden slatted shelving and lagged hot water cylinder. Further storage cupboard.

LIVING ROOM/DINING ROOM

23'8" m x 22'0" m (max dimensions l shaped room) (7.21m m x 6.71m m (max dimensions l shaped room))

A tremendously spacious living room/dining room with solid oak flooring throughout. This incredibly impressive room is flooded with natural light thanks to two enormous UPVC double glazed windows to the front elevation overlooking the front front garden along with UPVC double glazed sliding doors onto the rear garden. The room offers a tremendous amount of space for both living and dining areas and can be laid out in a number of different ways. There is a feature effect electric fire with mantle and surround, three radiators and coved ceiling.

KITCHENBREAKFAST ROOM

13'2" m x 11'0" m (4.028 m x 3.360 m)

Another spacious and light room with ceramic tile flooring. A range of floor standing and wall mounted cupboard and drawer units with granite effect roll top work surfaces over. Space for oven with extractor fan over. Tiled splashback. One a half bowl stainless steel sink unit with mixer tap and drainer board to side. UPVC double glazed window overlooking the rear garden. Plenty space for table and four chairs. LED spotlight over. Doorway opening into:

UTILITY ROOM

14'10" m x 6'1" m (4.543 m x 1.863 m)

Extremely spacious utility room with Ceramic tiled Flooring. Full standing with the Danesmore oil fired boiler. Recessed space for fridge freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Belfast sink with mixer tap over. Timber worksurface over. Range of wall mounted cupboard units. Further space for tumble dryer. UPVC double door leading into garden alongside further UPVC double glazed window to rear elevation

BEDROOM ONE

14'11" m to rear of built in wardrobe by 11'10" m. (4.556 m to rear of built in wardrobe by 3.626 m.)

A tremendously spacious principal bedroom with UPVC double glazed window to front elevation overlooking the front garden. Wall mounted radiator. Three mirrored floor to ceiling double wardrobes. Further built-in double wardrobe to side. Additionally, the principal bedroom is located just next to the separate shower room which could easily be brought into the main bedroom to create an En-Suite with minor building works.

BEDROOM TWO

11'11" m x 9'10" m (3.653 m x 3.012 m)

A pleasant and well proportioned double bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator. Recessed double wardrobe.



BEDROOM THREE

10'6" m x 9'11" m (3.215 m x 3.029 m)

Another generous double bedroom with UPVC double glazed window to side elevation. Wall mounted radiator. built-in double mirrored wardrobe.

SHOWER ROOM

8'6" m x 3'4" m (2.613 m x 1.037 m)

A modern shower room with generous shower cubicle with plumbed shower unit over. Low level WC. Inset wash basin with cupboard unit beneath. Wall mounted heated chrome towel rail. Double glazed obscured window to front elevation. Part tiled to three walls. Extractor fan.

FAMILY BATHROOM

8'10" m x 6'6" m (2.699 m x 1.993 m)

Tile effect vinyl flooring. 'P' shaped bath with plumbed shower unit over. Low-level WC. Pedestal washed hand basin. Wall mounted heated towel rail. UPVC double glazed obscured window to rear elevation. Part tiled to three walls. Extractor fan.

OUTSIDE

Peaceful Haven is blessed with a beautifully proportioned plot and is approached via a generous driveway providing parking in tandem for 3 to 4 vehicles leaving directly to the single garage. To the front of the property there is a lovely level lawned garden which is bordered on three sides by mature but well maintained shrubs plants and flowers with an abundance of colour. Access to the rear garden to either side of the property via the driveway on one side and a footpath from the other. The rear garden is accessed on both side by secure pedestrian gates.





Rectory Gardens, Camborne, TR14 7DU

TO THE REAR

The rear garden at peaceful Haven is one of the main highlights of the property. The sheltered and sunny space is incredibly private and offers a wonderful retreat with a delightful silvain outlook. There is a recently laid footpath to the border with a raised level lawn accessed from either side of the garden with two or three steps up. This lovely level lawn is bordered on two sides with a range of shrubs plants and flowers. to the side of the garden there is a very pleasant stone paved terrace with gazebo over . To the other side of the garden there is a delightful sunroom which is built to the rear of the attached single garage.

SUN ROOM

9'4" m x 9'4" m. (2.858 m x 2.867 m.)

A wonderful outdoor room with a ceramic tile Flooring, wall mounted electric heater and UPVC double glazed French doors leading directly out into the garden.

GARAGE

17'10" m x 9'0" m (5.46 m x 2.764 m)

A generous garage with up and over door. Power and light. Wall mounted cupboards with built-in workbench to the rear. UPVC double glazed obscured door lead directly into the rear garden.



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Valuation Request



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC 		