



Penware Parc
Camborne
TR14 7QR

£325,000

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- TREMENDOUSLY SPACIOUS THROUGHOUT
- GORGEOUS AND PRIVATE GARDENS AND GROUNDS
- ATTACHED GARAGE
- PARKING FOR MULTIPLE VEHICLES
- PLEASANT CONSERVATORY
- LIVING ROOM, DINING ROOM AND KITCHEN/BREAKFAST ROOM
- DETACHED CHALET/USEFUL OUTBUILDING
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - C

Floor Area - 1352.00 sq ft



DESCRIPTION

A remarkably spacious Two double bedroom detached bungalow in a superb and generous low maintenance plot, in this sought after residential location. The property is particularly generous in design, with a sizeable Living room flowing into a Dining area, along with a good sized Kitchen/Breakfast room and Conservatory. In addition there are two excellent double Bedrooms and Shower room. Externally there are stunning gardens to front and rear, with attached garage, and an existing block built Chalet, which could be used for a number of purposes. Situated in the ever popular location of Penware Parc, a level walk to Camborne town, this well presented Bungalow with no onward chain is sure to appeal to a wide range of buyers.

ENTRANCE

UPVC double glazed door opening into

ENTRANCE HALL

A spacious entrance hall continuing into the main hallway areas with door leading to living room, kitchen/Breakfast room, both double bedrooms and shower room. Airing cupboard with a range of wooden flatted shelving and wall mounted radiator. Loft access.

LIVING ROOM

16'6" m x 13'10" m (5.049 m x 4.228 m)

A lovely light sunny room with UPVC double glazed picture window to front elevation. Coal Effect gas fireplace with tiled hearth, tiled surround and wooden mantle over. Radiator. Open access into ,

DINING ROOM

13'9" m into bay by 8'2" m (4.211 m into bay by 2.512 m)

A lovely dual aspect room with open access through to the living room. UPVC double glazed French doors leading into conservatory. UPVC double glazed box bay window to side. Radiator.

KITCHEN/BREAKFAST ROOM

17'0" m x 9'10" m (5.195 m x 3.013 m)

A spacious kitchen breakfast room with Tile effect vinyl flooring. A range of floor standing and wall mounted cupboard and drawer units with roll top work surface over. Oven with four ring gas hob and extractor fan over. One and a half bowl stainless steel sink unit with drainer and mixer tap over. Space for fridge. Radiator. Space for dining table. UPVC double glazed window to rear elevation. UPVC double glazed door opening to rear porch and UPVC double glazed French doors opening into conservatory.

CONSERVATORY

9'8" m max by 8'7" m max. (2.963 m max by 2.634 m max.)

A beautifully positioned Conservatory, which can be accessed through the Kitchen or the Dining room, which looks out on to the lovely rear garden. UPVC Double glazed windows to two sides. UPVC double glazed French doors leading out into the rear garden. Polycarbonate roof.

REAR HALLWAY

Ceramic tile flooring. UPVC double glazed obscure door leading up to garden. Two UPVC double glazed obscured windows to rear. Timber door opening into garage.

BEDROOM ONE

12'11" m x 11'10" m (3.938 m x 3.628 m)

UPVC double glazed picture window to front elevation. Wall mounted radiator. Built-in mirrored wardrobes.

BEDROOM TWO

11'10" m x 10'10" m reducing to 9'10" m to built-in (3.627 m x 3.324 m reducing to 3.007 m to built-in)

Another spacious double bedroom with UPVC double glazed window to side elevation. Radiator. Sink unit.

SHOWER ROOM

7'10" m x 6'2" m (2.388 m x 1.897 m)

A recently fitted shower room with spacious corner shower with plumbed shower unit over. Pedestal wash hand basin .Low Level WC. UPVC double glazed obscured window to side elevation. Low maintenance wall panelling to 3 walls. Radiator. Towel rail.



OUTSIDE

TO THE FRONT

A lovely low maintenance front garden which is predominantly stone paved with a range of shrubs plants and flowers to the borders. There is a generous driveway with a parking area to the front of the property along with an extending driveway to the rear.

TO THE REAR

The driveway continues to the side of the property towards the rear with a pleasant border with a range of plants and flowers. To the right hand side of the driveway there is a sizable level lawned area with a further range of shrubs and plants. This area of driveway provides parking for multiple vehicles and leads directly around to the garage. Beyond the driveway there's another area of almost level Lawn with a range of bushes and fruit trees with mature hedging to the rear boundary. To the rear right of the property there is a further significant area of garden which is a long narrow strip of level lawn which offers a high degree of privacy. In this area there is also a block built chalet.

CHALET

15'11" x 9'3" (4.862 x 2.829)

A useful space for a variety of uses. UPVC window to side elevation. UPVC double glazed obscured French doors open to the front.

GARAGE

18'10" m x 12'7" m (5.741 m x 3.853 m)

A superb and sizable attached garage with electric roller door. Glazed windows to side elevation. Recently installed Glow Warm gas fired combination boiler. A range of cupboard units and shelving. Space for fridge freezer. Plumbing for washing machine.

SERVICES





Penware Parc, Camborne, TR14 7QR

Mains Gas, Mains Electric and Mains water. None have been verified.



Ground Floor

Approx. 125.6 sq. metres (1351.8 sq. feet)



Total area: approx. 125.6 sq. metres (1351.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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Valuation Request

