



Lady Drive

Pengegon

Camborne

TR14 7UF

Guide Price £400,000

- IMMACULATE THREE DOUBLE BEDROOM DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE
- SHELTERED PRIVATE AND SUNNY REAR GARDEN
  - DRIVEWAY PARKING
  - ATTACHED GARAGE
- PEACEFUL CUL-DE-SAC SETTING
- HIGH QUALITY SPECIFICATION THROUGHOUT
- MATERIAL INFORMATION
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 926.00 sq ft



#### DESCRIPTION

A wonderfully presented three bedroom detached bungalow with Master En-Suite in a superb and sought after cul-de-sac location on the edge of Camborne town. Constructed just five years ago, the property benefits from the remainder of an NHBC 10 year warranty And is presented impeccably throughout. In fact, the current owners have made a significant number of improvements throughout the home to create a wonderful living environment. This high specification family home benefits from spacious and flexible accommodation throughout to include a generous living room, an impressive kitchen/dining room, three double bedrooms and family shower room. Externally there is an attached single garage with electric door, off-road parking and a superb and very sheltered and private Suntrap low maintenance rear garden. All in all an immaculate high specification family home ready for immediate occupation.

#### ENTRANCE

UPVC double glazed obscured composite door opening into:

#### INNER HALLWAY

A generous L shaped hallway with oak effect laminate flooring throughout. Doors opening into kitchen/dining room, all three bedrooms and family shower room. Two generous internal cupboards the first of which is an airing cupboard with wooden slatted shelving, and a further Pantry cupboard with further shelving. Generous loft hatch with fold down ladder opening into part boarded loft space.

#### KITCHEN/DINING ROOM

16'2" x 10'2" (4.949m x 3.104m)

A superb and very well specified kitchen dining room with clearly delineated areas for both kitchen and dining. Wood effect laminate flooring throughout. A generous range of floor standing and wall mounted cupboard and drawer units with roll top work surfaces over. Inset four ring gas hob with extractor fan over. Integrated hip level oven and grill. Integrated fridge freezer. Integrated dishwasher. One bowl stainless steel sink unit with drainer board and mixer tap over. UPVC double glazed picture window overlooking the rear garden. Ample space for table and chairs. Radiator. LED spotlights over.

#### LIVING ROOM

16'3" x 13'7" (4.957m x 4.15m)

An open access point from the Kitchen gives way to a lovely generous well proportioned living room with UPVC double glazed French doors leading directly out onto The granite paved patio area in the rear garden. LED spotlights over. Radiator.

#### MASTER BEDROOM

13'5" reducing to 9'10" x 10'8" (4.105m reducing to 3.011m x 3.275m)

A nicely proportioned principal bedroom suite with UPVC double glazed picture window to front elevation. Radiator. Door opening into:

#### EN-SUITE SHOWER ROOM

7'5" x 3'1" (2.281m x 0.962m)

Oak affect laminate flooring. Generous shower cubicle with wall mounted plumbed shower unit over. Wall mounted wash hand basin with cupboard unit beneath. Low-level WC. UPVC double glazed obscured window to rear elevation. Towel rail. LED spotlights over. Extractor fan.

#### BEDROOM TWO

10'1" x 10'0" (3.098m x 3.068m)

A well proportioned double bedroom with UPVC double glazed picture window to front elevation. Radiator.

#### BEDROOM THREE

10'0" x 9'10" (3.073m x 3.014m)

Currently utilised as an office space but originally designed as a double bedroom. UPVC double glazed window to side elevation. Radiator.

#### FAMILY SHOWER ROOM

6'7" x 6'5" m (2.024m x 1.97 m)

Oak effect laminate flooring. A generous double shower unit with wall mounted plumbed shower unit over. Wall mounted wash handbasin with cupboard unit beneath. Low level W.C.. Wall mounted chrome heated towel rail. UPVC double glazed obscured window to side elevation. LED spotlights over. Extractor fan. Part tiled to 2 walls.

#### OUTSIDE

#### TO THE FRONT

To the front of the property there is a low maintenance area of granite chippings suitable for potted plants. There is a brick paved walkway to the front of the property which leads to further pathway to the side of the property which in turn leads to a pedestrian gate to the rear garden. Outside tap. To the other side of property at the front there is a tarmac driveway providing parking for one to 2 vehicles. This driveway also gives direct access into the attached single garage.

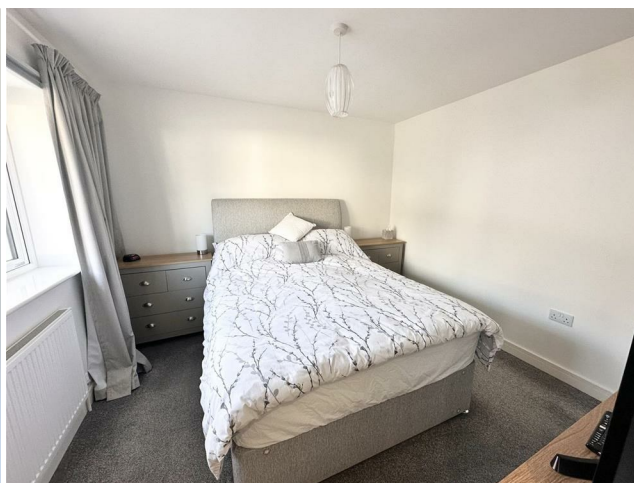
#### GARAGE

17'8" x 10'4" (5.41m x 3.158m)

A generous garage space with UPVC double glazed picture window overlooking the rear garden. Wall mounted Worcester Bosch combination boiler. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Power and light. Electrically operated roller door.

#### TO THE REAR

The rear garden can be accessed via a brick paved pathway to the side of the garage or directly from the French doors leading out of the living room. The rear garden is a particular feature of the property given its high degree of privacy, and its low maintenance design. The garden is



predominantly granite stone chipped with a Granite slip patio suitable for outside dining. There is an approximately 6' x 4' greenhouse on a concrete base. A range of shrubs and plants complement this garden area and give colour to this wonderfully private, sunny and sheltered rear garden.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Estate management fee: £100 p.a

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Great, Three - OK, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Please Speak to Our Lettings Area  
Manager Lizzie Collins  
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## Contact Us

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