

Tregenna Fields Camborne TR14 7QS

Guide Price £425,000

- THREE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC LOCATION
- SUPERB CORNER PLOT
- GENEROUS GARDENS AND GROUNDS
- SPACIOUS LIVING ROOM
 - CONSERVATORY
 - DRIVEWAY PARKING
 - ATTACHED GARAGE
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - E

Floor Area - sq ft



3



1



2



D67

Summary

A superb detached bungalow situated on a sizeable corner plot in one of Camborne's premiere residential locations

DESCRIPTION

A spacious and well presented detached three bedroom bungalow in the exclusive and highly sought after Tregenna Fields on the outskirts of Camborne. This Superb bungalow Occupies what must be one of the largest individual plots within the street and sits at the far end of the cul-de-sac enjoying an end of road position in a corner plot. As such the rear garden sweeps around the property offering stunning sunny and level outside space. Internally there are three Bedrooms, family Shower room, spacious Living room, separate Dining room, Kitchen, Utility room and a lovely Conservatory enjoying a fabulous outlet across the rear garden. This property represents an unusual opportunity in the marketplace today, being one of the very best Properties in Tregenna Fields.

ENTRANCE

UPVC double glazed obscured leaded door open into:

ENTRANCE HALL

A particularly generous entrance hall with timber glazed door into living room. Door leading into Kitchen. doors into Bedrooms. Door to Bathroom. Radiator. Loft hatch. Double airing cupboard with lagged hot water cylinder and wooden slatted shelving. Further cloaks cupboard with shelving and hanging space.

LIVING ROOM

A stunning and spacious room filled with natural light thanks to a generous UPVC double glazed picture window to front elevation overlooking the front garden. Radiator. feature. coal effect gas fire with polished marble surround, hearth and mantle over. Hardwood glazed sliding doors opening into:

DINING ROOM

A lovely light filled room with radiator. Aluminium double glazed bifold doors open into:

CONSERVATORY

A stunning room with tiled flooring. UPVC double glazed windows to three sides. UPVC double glazed sliding door out to garden. Polycarbonate roof with two opening vents.

KITCHEN

A modern kitchen Kitchen with slate tile effect flooring. A Range of floor standing and wall mounted cupboard and drawer units with polished granite effect rolltop Work services over. Inset Bosch oven. Inset five ring Neff gas hob, with extractor fan over. One and a half bowl stainless steel sink unit with drainer board and mixer tap over. UPVC double glazed picture window overlooking the rear garden. Tiled splash back to four walls. Space for fridge freezer. Integrated hot point dishwasher. Breakfast bar. LED spotlights over. Doorway opening into:

UTILITY ROOM

An excellent room in addition to the Kitchen. Slate effect laminate flooring. A Range of floor standing and wall mounted cupboard and drawer units with polished granite effect roll top work surfaces over. One bowl stainless steel sink unit with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted Worcester green star Boiler. UPVC double window to garden. UPVC door opening into rear garden.

BEDROOM ONE

A lovely spacious principal bedroom with UPVC double glazed picture window to front elevation. Radiator. Integral double wardrobe with timber sliding doors.



BEDROOM TWO

Another generous double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Built-in double wardrobe.

BEDROOM THREE

A very well proportioned single bedroom which is currently utilised as a home office. UPVC double glazed window to front elevation. Radiator.

SHOWER ROOM

A lovely modern shower room with slate tile flooring. Low entry point bespoke shower cubicle with wall mounted shower over. Low level WC. Pedestal wash and basin. Wall mounted mirrored medicine cabinet. Full mounted chrome heated towel rail. Fully tiled to four walls. LED spotlights over. UPVC double glazed obscured window to rear garden.

OUTSIDE

Access to the front of the property is via a generous driveway providing parking for two to three vehicles in Tandem. This driveway leads directly to the attached single garage. To the front of the property there is a very pleasant level lawn which is boarded with a range of delightful shrubs, plants bushes and flowers. There is a further hardstanding area to the side of the front garden and there is a pedestrian gate leading into the rear garden.





Tregenna Fields, Camborne, TR14 7QS

TO THE REAR

The rear of the property is clearly one of the defining features of this superb property. Accessed from either the side of the property, the conservatory or the Kitchen this fabulous and spacious outside area offers shelter and seclusion. The rear garden wraps around the property from the rear to the side providing a wonderfully generous outside space. Immediately to the rear of the conservatory there is a stone paved patio area flanked by a range of shrubs and plants with a pathway giving access through a pedestrian door into the rear of the garage. To the right hand side of the conservatory there is a generous level lawn wrapping around a further stone terrace area suitable for outside dining. To the perimeter of the garden there is a charming summer house and a pent shed with approximate dimensions of 10' x 7'. To the edges of the gardens there are mature and well tended shrubs, plants and flowers. The garden then wraps around to the side of the property and opens out into a stunning, almost level and very generous garden area which is fenced to two sides and walled on a third. There is an approximately 12' x 8' greenhouse and a range of shrubs plant plants and trees predominantly to the border. Again this area is a wonderful sheltered spot and enjoys a great deal of sunshine,

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

Tenure: Freehold

Property type: Bungalow

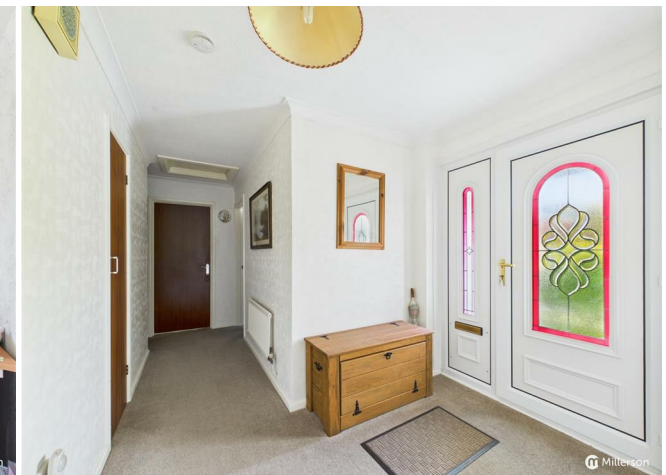
Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

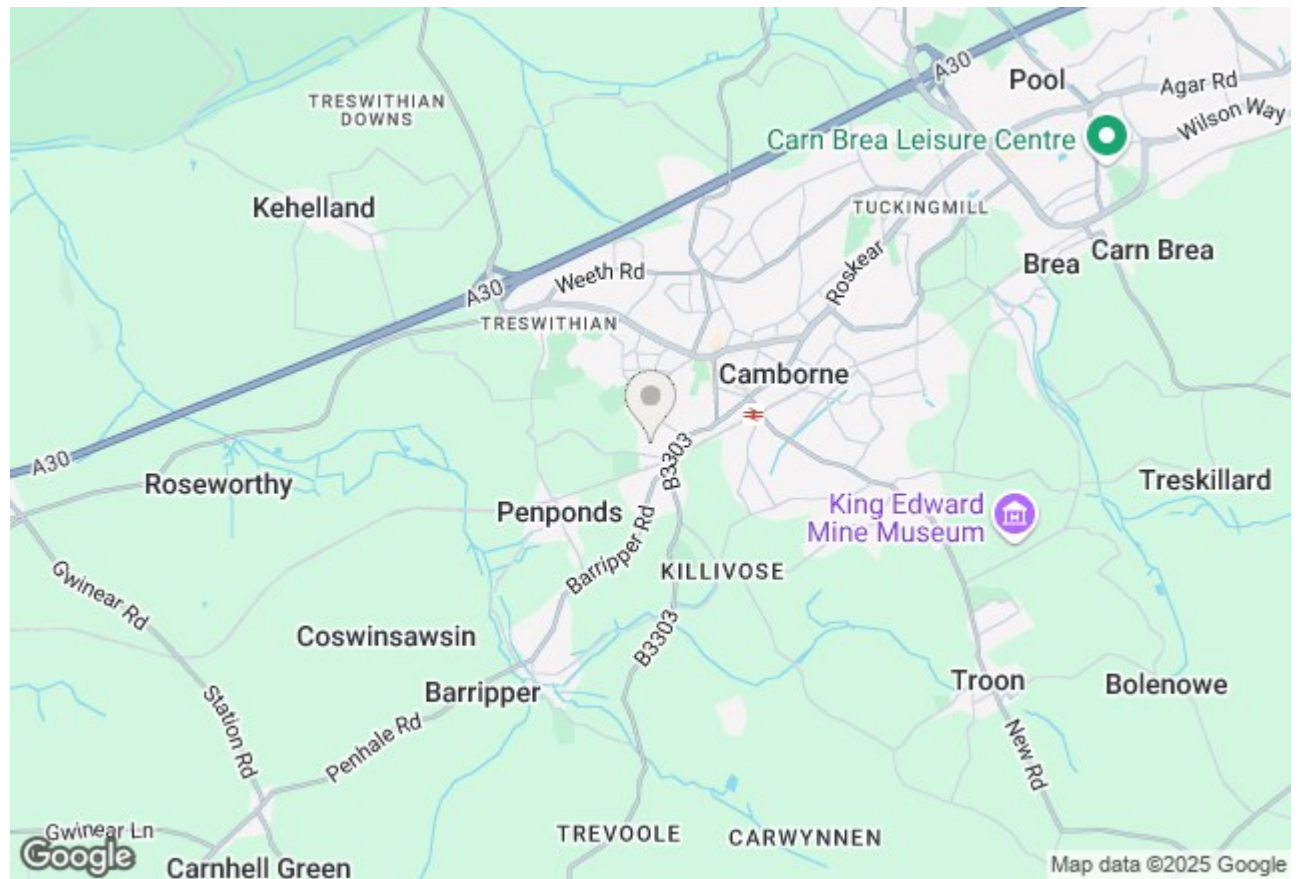




Water supply: Mains water supply
 Sewerage: Mains
 Heating: Mains gas-powered central heating is installed.
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Garage and Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
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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.





Approximate total area⁽¹⁾
1346 ft²
125.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

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