



Lowenac Gardens

Camborne

TR14 7EX

Asking Price £495,000

- SPACIOUS DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- BEAUTIFUL PRIVATE SUNNY GARDEN
- FOUR BEDROOMS WITH MASTER ENSUITE
- DOUBLE GARAGE AND LARGE DRIVEWAY
- LIVING ROOM AND DINING ROOM
- KITCHEN WITH QUARTZ WORK SURFACES
 - UTILITY AND ADDITIONAL STORE/BOOT ROOM
 - GAS CENTRAL HEATING
 - DOUBLE GLAZING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - F

Floor Area - 2001.00 sq ft



4



2



2



D68

PROPERTY DESCRIPTION

A fantastic opportunity to purchase this large detached bungalow occupying a wonderful private plot in one of Camborne's most sought after locations. The bungalow sits tucked away in a quiet yet convenient corner of a well-regarded Cul De Sac offering spacious accommodation which briefly comprises an entrance hall, living room, dining room, upgraded kitchen, utility, store/boot room, four bedrooms including and impressive master with modern en-suite and family bathroom. Outside, a long private driveway offers ample parking along with an integral double garage whilst the rear enjoys a beautiful enclosed rear garden, mainly laid to lawn with an array of mature plants and trees, greenhouse, summer house and boasts sunshine all afternoon. Other benefits to this home include double glazing, gas central heating, electric garage door, wood burning stove and integrated appliances. Overall, this wonderful home will suit a purchaser looking for space, privacy and convenience.

LOCATION

Lowenac Gardens is a highly sought after Cul De Sac situated in a quiet, yet convenient location on the edge of Camborne Town. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Canopy style porch. Obscure glazed door into:

ENTRANCE HALL

A large and welcoming entrance hall with Oak effect LVT flooring. Two radiators. Loft access hatch with drop down ladder into part boarded loft with light and power.

LIVING ROOM

A wonderful living room with patio doors opening onto the rear garden. Feature fireplace with wood burning Stove. Two radiators. Television point. Sliding double doors into:

DINING ROOM

A good sized dining room with plenty of space for table and chairs. Double glazed window overlooking rear garden. Radiator.

KITCHEN

A stunning, upgraded kitchen fitted with a range of Shaker style units with integrated appliances including dishwasher, fridge and freezer. High quality Quartz work surfaces incorporating a Belfast style sink with cut drainer. Space for large Range style oven with stainless steel splash back and fitted extractor hood. Inset lighting. Chrome effect radiator. Wood effect vinyl flooring. Double glazed window. Door through to:

UTILITY ROOM

A further selection of fitted storage cupboards. Spaces for washing machine and tumble dryer. Airing cupboard housing Gas fired combination boiler. Sink inset to work surface. Radiator. Tiled floor. Dual aspect double glazed windows. Door into:

STORE/BOOT ROOM

A handy storage room with cloaks hanging space, shoe racks and additional storage shelving. W.C. Tiled floor. Double glazed window. Doors to double garage and rear garden.

MASTER BEDROOM

An impressive dual aspect master bedroom with large six door built in wardrobes. Radiator. Telephone point. Door into:

EN-SUITE

A superb, modern three piece shower suite comprising large shower cubicle with tiled surround, hand basin with fitted drawer unit and W.C. Wall mounted mirrored cabinet with lighting. Heated towel rail. Extractor fan. Inset lighting. Wood effect flooring. Obscure double glazed window.

BEDROOM TWO

A comfortable double bedroom with fitted wardrobes. Double glazed window overlooking rear garden. Radiator.

BEDROOM THREE

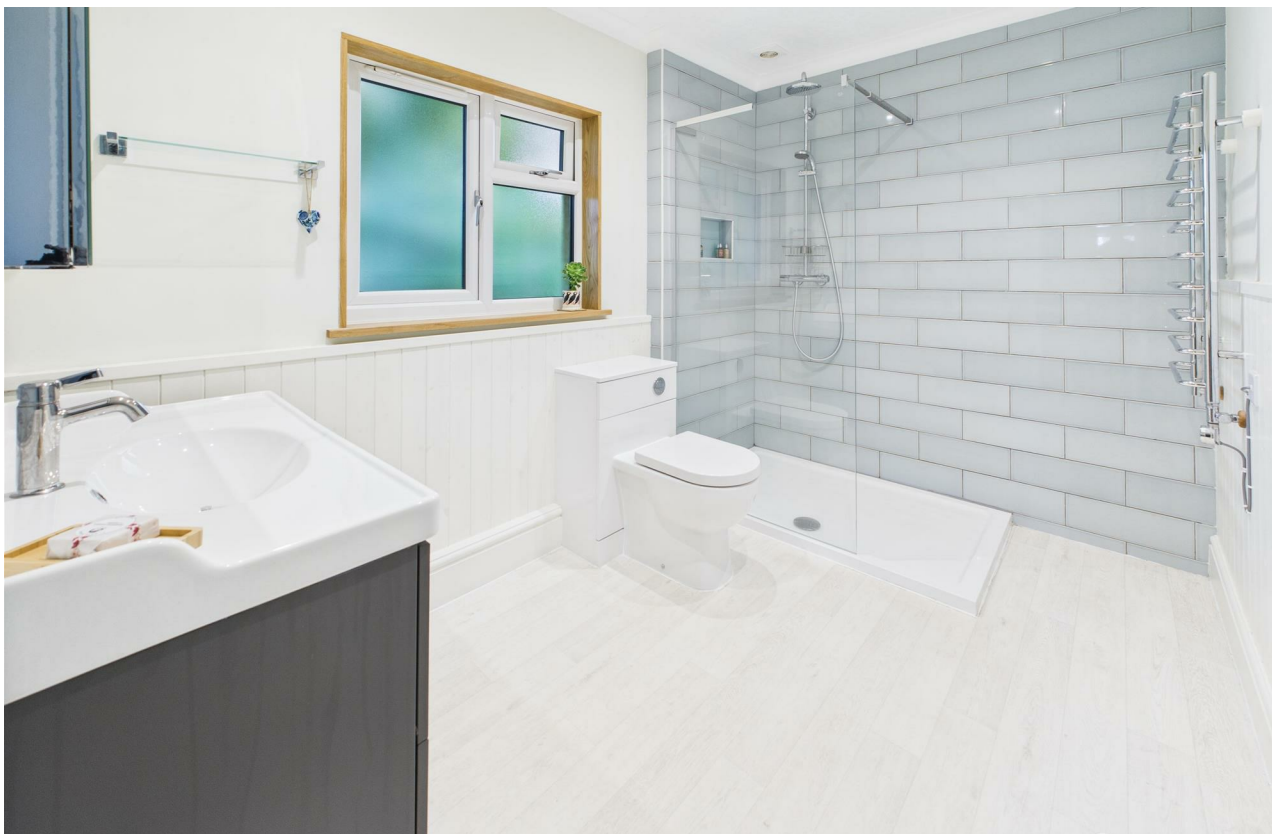
A third double bedroom with double glazed window. Radiator. Built in wardrobe.

BEDROOM FOUR

Currently used as an office with double glazed window. Radiator. Telephone point.

BATHROOM

A large four piece family bathroom comprising shower cubicle with tiled surround, bath with tiled splash back, W.C with concealed cistern and hand basin. Tiled floor. Obscure double glazed window. Radiator.



OUTSIDE

The property is tucked in a private corner of the Cul De Sac approached over a long sweeping driveway providing ample off road parking for numerous cars. Mature flower beds with a wide range of flowering plants and shrubs sit either side of the driveway which then leads to the integral garage. The garage benefits from an electric up and over door and has plenty of room for vehicles and lots of fitted cupboards for storage. Pedestrian gates to both side of the property give access into the rear where you find a wonderful and particularly private, sunny enclosed garden with mature bedded boundaries offering a wide selection of flowering plants, shrubs and fruit trees including apple, pear, plum, gooseberry, raspberry along with a greenhouse. The main garden is laid to lawn with a paved patio in one corner, a small wildlife pond and a lovely summer house with power and lighting.

DIRECTIONS

From our Camborne office travel up Basset Road turning right at the mini roundabout in front of the police station onto Pendarves Road. Take the first right into Tregenna Lane and right again at the roundabout onto Rectory Road. Turn right into Tregurthen Road following right to the end bearing left into Lowenac Gardens where the bungalow can be found in the left hand corner.

MATERIAL INFORMATION

Council Tax band: F

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: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No





Lowenac Gardens, Camborne, TR14 7EX

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: Lateral living
Coal mining area: No
Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

Scan QR For Material Information



Scan me!

 **Millerson**
millerson.com



Approximate total area[®]

2001 ft²
185.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

