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Sales & Lettings



71 Newton Road

Troon, Camborne, TR14 9DS

£339,950

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This very spacious detached bungalow offers versatile accommodation and can provide four or five bedrooms, depending if you need an office. There are two hallways with storage facilities and a foldaway loft ladder to a commodious roof space. The lounge focuses on a dummy fire surround and the dining room has plenty of space and opens out to a lovely kitchen with appliances, composite working surfaces and tall cupboards. Appliances include an oven, hob, hood, fridge/freezer and a dishwasher. Features include dado rails to most rooms, laminate and new vinyl flooring. There is a conservatory to one side and a laundry provides space for white goods and there is also a cloakroom off the main hallway. Double glazing is provided to include a stable door in the kitchen and the property has gas heating via a boiler that was replaced in October 2024. Externally there is front and side driveway leading to generous extra parking facilities to the rear with both entrance and exit gates. The garage has an electric door. To the side and rear there are enclosed gardens of lawns, a patio and a gravelled area. There is a sauna room together with a hot tub and a generous timber outbuilding. The property has emergency lighting and a CCTV system with external cameras. Situated near the centre of Troon, the village offers a substantial convenience store and a Boots chemist. Bus services provide access to Camborne town and surrounding areas and there are plenty of country walks nearby.

DEEP RECESSED PORCH

With a double glazed door and matching side screen to:

HALLWAY

With vinyl flooring and a radiator.

CLOAKROOM

Tiled with a wash hand basin and a wc. Extractor fan.

LOUNGE

17'4" x 10'11" (5.30m x 3.35m)

An ornate cast fire surround with inset tiling and a multi fuel stove. This dual aspect room has a radiator and laminate flooring.

DINING ROOM

14'4" x 8'4" (4.39m x 2.55m)

Two double cupboards, laminate flooring and open access to:

KITCHEN

14'5" x 11'8" (4.41m x 3.57m)

A lovely dual aspect room with a stable door to the rear. Plenty of composite working surfaces with cupboards and drawers beneath to include saucepan storage. Breakfast bar with a radiator beneath. Tall units, one of which houses a fridge and deep freeze. Integrated dishwasher, built-in double oven with a four ring hob and extractor over. Laminate flooring.

LAUNDRY ROOM

8'7" x 5'2" (2.64m x 1.60m)

Wall mounted Vaillant gas boiler.

BEDROOM 1

9'8" x 11'5" (2.97m x 3.49m)

Radiator and patio doors to:

CONSERVATORY

9'9" x 10'1" (2.98m x 3.09m)

Laminate flooring, French doors and a single door to the side garden.

BEDROOM 2

12'2" x 8'2" (3.72m x 2.51m)

Radiator.

BEDROOM 3

8'11" x 13'4" (2.72m x 4.08m)

Fitted wardrobe, a radiator and an external door.

BEDROOM 4
6'9" x 9'7" (2.07m x 2.94m)

Laminate flooring, a fitted cupboard and a radiator.

BEDROOM 5/OFFICE
6'9" x 9'8" (2.08m x 2.95m)

Radiator.

SHOWER ROOM
8'4" x 8'2" (2.56m x 2.49m)

Having a step-in shower with a mains shower unit. Enclosed wash hand basin and a low level wc. Extractor fan, shaver point, a storage unit and a radiator. Tiled walls.

INNER HALL

Built-in cupboard and a radiator. Loft access via a wood foldaway ladder and rail. The loft is partially boarded being of generous proportions with lighting.

OUTSIDE

Double gates lead to a good driveway providing parking and turning facilities plus a GARAGE with an electric up and over door, a fitted bench and power connected. To the left a further driveway leads to a hard standing at the back for several cars and having an external gated access to the rear. There is an area of garden to the front and an enclosed side area sweeping around to the rear of the property with fences and gates. There is a

SAUNA ROOM 2.14m x 2.64m (7' x 8'8), a generous OUTBUILDING 3.46m x 2.17m (11'4 x 7'1) and a HOT TUB. The rear garden consists of a patio area, a gravelled area and a lawned area. The property sits in a generous enclosed plot and would be of particular interest to those requiring additional parking facilities.

DIRECTIONS

From Camborne railway station proceed up Beacon Hill and continue through the village of Beacon towards Troon. Proceed into the village of Troon, through Newton Road and number 71 will be found just before the turning to Polgine Lane.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor only, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Variable outdoor only (sourced from Ofcom).



Road Map



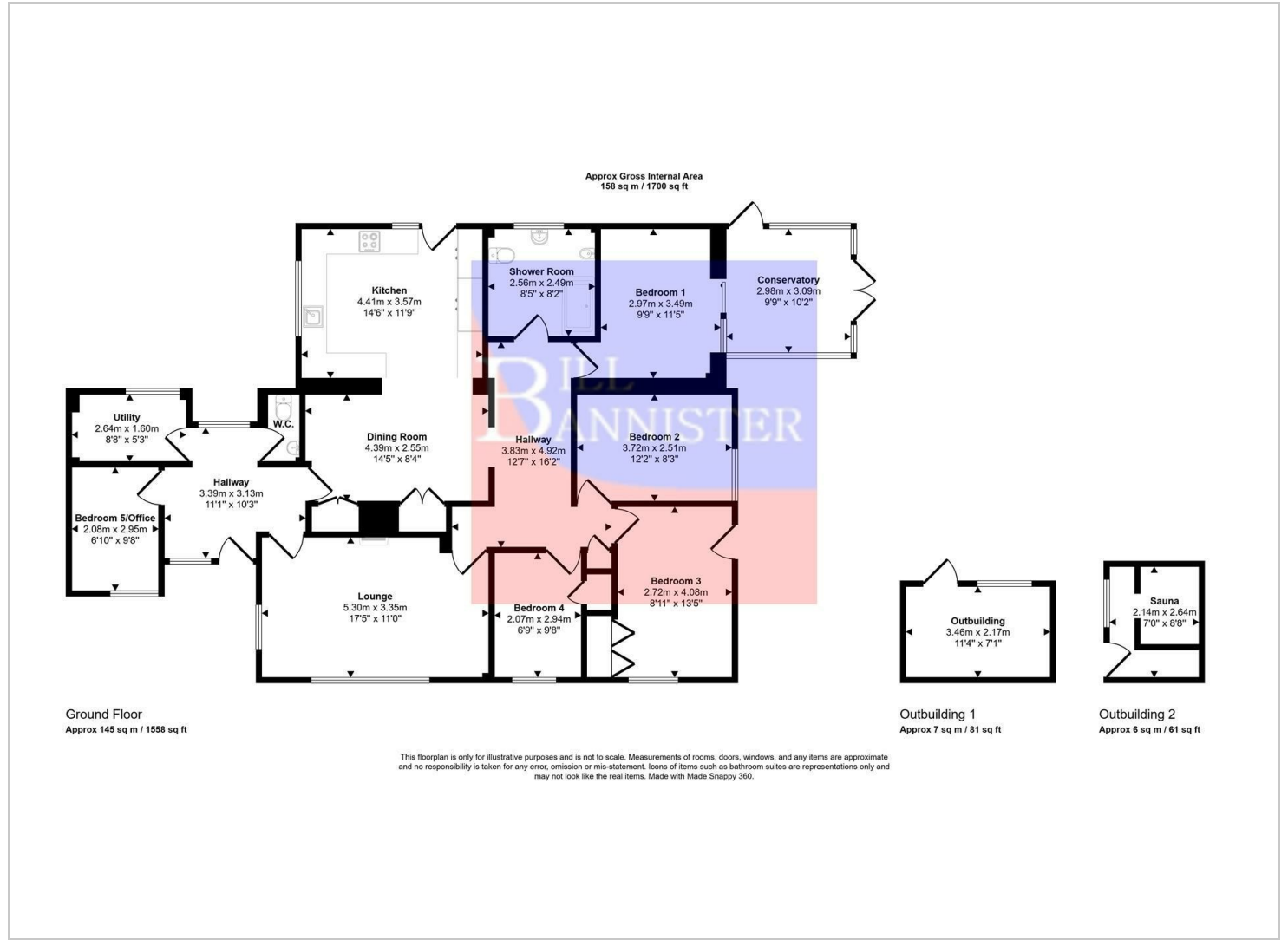
Hybrid Map



Terrain Map



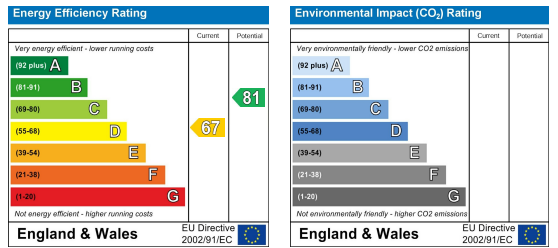
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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