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Sales & Lettings



## Sundown

Higher Brea, Camborne, TR14 9BT

**£369,950**



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## Higher Brea, Camborne, TR14 9BT

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Offered for sale with no onward chain and set within a private and generously sized plot, this elegant 1970's built two bedroomed bungalow has clear Spanish influences in its exterior layout in particular. Offering very spacious interior living accommodation, large glazed openings throughout enhance the light coming into the property. On entry, the wide L-shaped hallway leads to all internal accommodation. There is a large living room which overlooks the front garden and this leads to one of the conservatories which is triple aspect and a walk through giving links to the modern kitchen/diner. The kitchen area is fitted with a number of integrated appliances including a hob, oven and grill, dishwasher and fridge. There is an abundance of both eye level and base level storage cupboards and drawers with the bonus of a good sized breakfast bar adjacent to the dining area. The two bedrooms are accessible from the hallway and both benefit from large built-in wardrobes. The bedrooms are complemented by a generously sized tiled family shower room. The exterior kitchen door opens to a passageway that leads firstly to the second conservatory and then on to the rear entrance of the garage come utility room. There is space and plumbing for a washing machine, space for a tumble dryer and other white goods. The garage would accommodate one vehicle but given the generous driveway, a new owner may wish to repurpose that part of the building. Externally, privacy is enhanced by the electric gates that are mounted below a welcoming and striking archway. A generous driveway offers parking for several vehicles and this leads down to the garage that has an electrically operated roller door. The fully enclosed garden is quite delightful and has been very well looked after. It wraps around the whole property courtesy of decorative slabbed pathways and is made up of multi-tiered levels of shingle, lawns, mature bushes, plants and trees. There are decking and seating areas and given the south west facing position, there are plenty of spaces and areas to sit and relax and enjoy outdoor living. Furthermore, there are two sheds and a greenhouse so the facilities are there for new owners that may have a penchant for gardening. There is a nearby children's play area and Camborne town centre with its comprehensive amenities can be accessed within a few minutes by car. Further afield, the north Cornwall coast can be reached within around fifteen minutes as well as many other local towns and attractions.

Upvc front door with two obscure panels and two obscure double glazed side panels opens to:

### L SHAPED HALLWAY

A wide hallway with a radiator and loft access hatch. Door opens into:

### LOUNGE

**17'4" x 16'8" (5.29m x 5.09m)**

Upvc double glazed window overlooking the front garden and aspect. Valor coal effect inset gas fire and two radiators. Sliding upvc double glazed doors open to:

### CONSERVATORY

**10'2" x 17'5" (3.11m x 5.32m)**

A triple aspect room with a upvc double glazed window overlooking the front garden. Sliding upvc double glazed patio doors overlook the decking area, rear garden and aspect. Upvc double glazed sliding doors access the side patio and upvc double glazed internal sliding doors lead back through to the kitchen. Radiator.

### BEDROOM 1

**11'8" x 10'9" (3.58m x 3.29m)**

Upvc double glazed window overlooking the front garden and aspect with a radiator below. Large built-in wardrobe with mirrored sliding doors.

### BEDROOM 2

**11'6" x 10'10" (3.53m x 3.31m)**

Upvc double glazed window overlooking the driveway and the side garden. Large built-in wardrobe with sliding mirrored doors.

### FAMILY SHOWER ROOM

**7'8" x 7'6" (2.35m x 2.30m)**

Fully tiled having a low level wc with built-in cistern and a wash hand basin built into a vanity unit. Quadrant shower cubicle with a thermostatic shower. Vectair extractor fan, a radiator and an obscure double glazed upvc window to the rear aspect.

### KITCHEN/DINER

**13'6" x 7'9" + 12'7" x 11'3" (4.12m x 2.37m + 3.84m x 3.44m)**

Fitted with a good range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Breakfast bar with a radiator and a roll edge work surface. Bosch integrated electric hob with a n extractor hood over. Integrated Bosch dishwasher and a composite one and a half bowl sink and drainer below a upvc double glazed window overlooking the rear

garden and aspect. Bosch integrated double oven and grill plus a Neff integrated fridge. Under cupboard lighting. Obscure double glazed upvc door with two obscure double glazed panels leads to a rear passageway and second conservatory. The dining area has two full height shelved storage cupboards, one housing the hot water cylinder and pressurised cylinder. Door to:

#### REAR CONSERVATORY

**6'11" x 21'3" (2.13m x 6.49m)**

A double aspect room with upvc double glazed sliding doors overlooking the rear garden. Sliding door to:

#### GARAGE/UTILITY

**14'0" x 26'7" (4.27m x 8.11m)**

With an electric roller door. Space and plumbing for a washing machine and space for a tumble dryer. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Space for further white goods and a further upvc double glazed window to the rear. Ideal Logic Max boiler. Storage cupboard with louvre doors and upvc double glazed windows overlooking the rear conservatory and rear garden beyond.

#### OUTSIDE

To the front the property is approached via electric gates beneath an archway that opens to the driveway providing parking for several vehicles. There is a split level front garden consisting of shingle and lawned areas. There is a raised gravel area to the right of the driveway and slabbed exterior tiles that wraparound the whole of the property. Steps lead down to the front door beneath an archway adjacent to the front lawn. There is a large shed with lighting and power and a second smaller shed. The outlook is towards the south west and there is an outside tap.



#### DIRECTIONS

Passing the front of Tesco Extra at Pool proceed to the junction, turn right and then take the first left at the traffic lights and over the railway bridge. Take the first turning right sign posted Brea and follow this road into Higher Brea where the property will be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

#### SERVICES

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

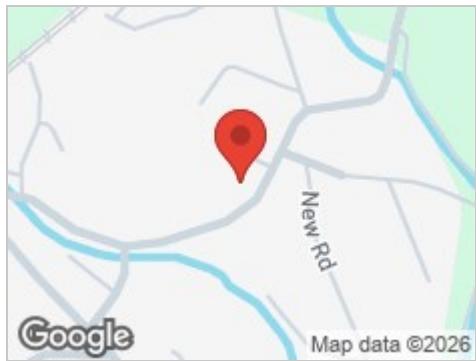
Broadband highest available download speeds - Standard 5 Mpbs, Superfast 50 Mpbs (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



## Road Map



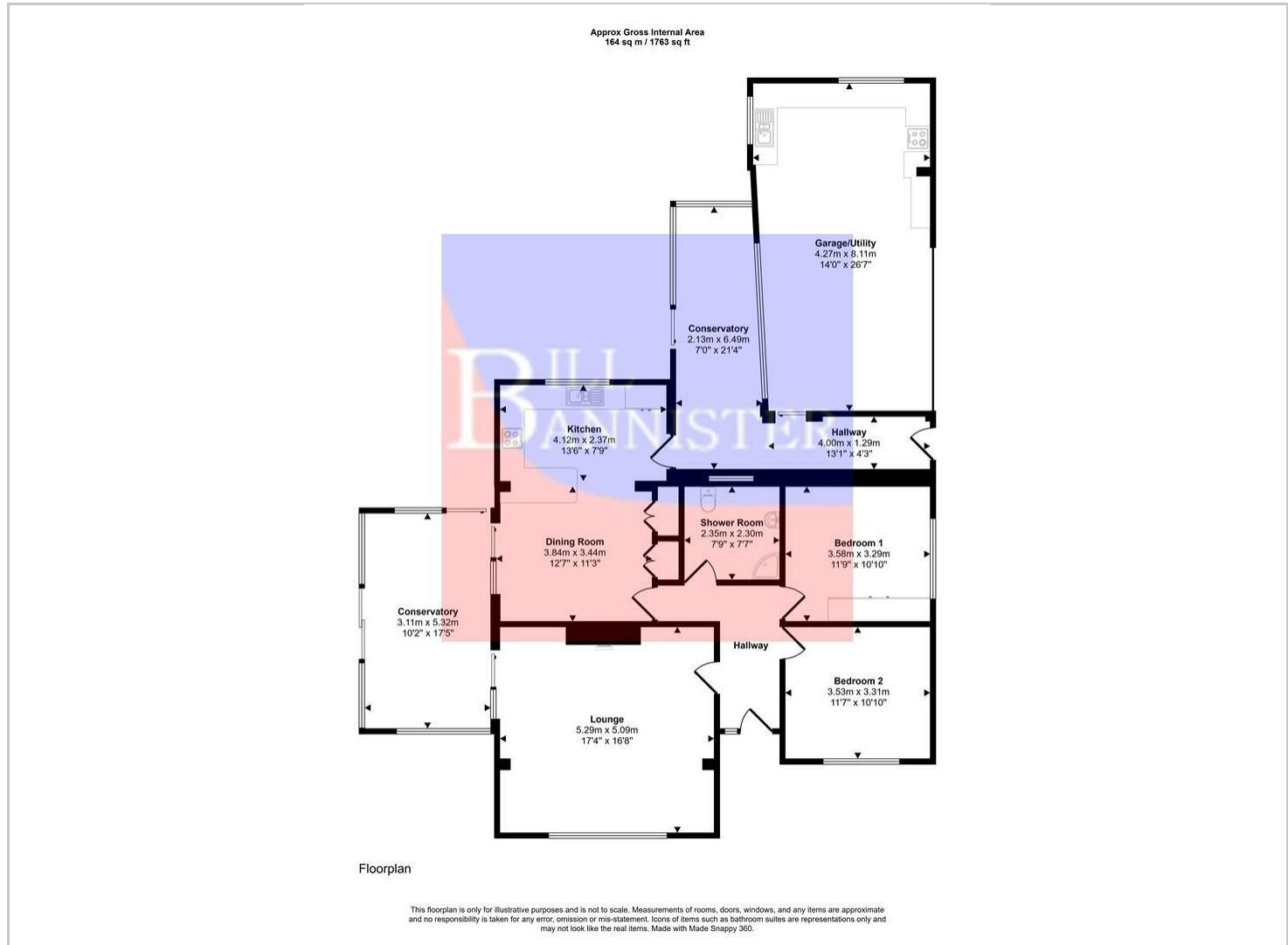
## Hybrid Map



## Terrain Map



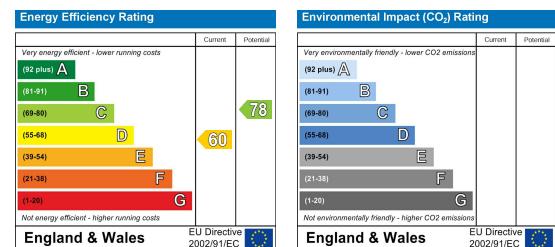
## Floor Plan



## 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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