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Putting your home on the map

Penware Parc, Camborne

£395,000
Freehold







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Camborne

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Property Introduction

Located within this desirable residential area in Camborne is this very well presented detached dormer style bungalow being offered for sale with the added advantage of vacant possession.

Immediately to the front of the property can be found ample off road parking for several vehicles and is also suitable for those with a motorhome with direct access to a single integral garage. Internally, a porchway accesses the additional accommodation including three bedrooms, although the current vendors are utilising the main first floor bedroom, which has an en-suite, as a further reception room where can be enjoyed distant views towards fields.

One of the main features the property offers is a delightful enclosed rear garden which has been tastefully landscaped with a hot tub and barbecue area with the main garden being well stocked with a good range of shrubs, boarders along with a greenhouse and two further outbuildings.

Location

Camborne is ideally situated for access to the many popular North coast surfing beaches such as Portreath, Perranporth and St Agnes with the North coast being renowned for its rugged vistas and beautiful clifftop walks.

The city of Truro is approximately fifteen miles distant this being the main centre in Cornwall for business and commerce and offers a good range of high street multiples as well as a variety of independent shops.

The attractive Georgian architecture and cobbled streets lead to many restaurants as well as accessing the piazza which is home to the Hall for Cornwall. Within Camborne itself there are a variety of well known commercial outlets and also a mainline Railway station giving access to London Paddington. The A30 is also nearby making travelling to other parts of the county and beyond that much easier. For families, the beautiful Tehidy woods are also on the doorstep being extremely popular and has a golf course adjacent.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

Double glazed windows, tiled floor, part exposed slate wall, uPVC double glazed door giving access to:-

INNER HALLWAY
Radiator. Built-in double storage cupboard. Staircase to first floor.

LOUNGE 15' 1" x 9' 9" (4.59m x 2.97m)
uPVC double glazed window to front and side elevation. Radiator. Open tiled fireplace and mantel.

KITCHEN 15' 3" x 11' 8" (4.64m x 3.55m)
uPVC double glazed window to rear and side elevation. One and a quarter sink unit with mixer tap, a good range of wall mounted storage cupboards and work surfaces. Built-in cooker, recess for microwave over, hob with splashback and extractor over, integrated fridge and freezer and plumbing for dishwasher. Part tiled walls, centre island with breakfast bar and storage under. Radiator. Tiled floor. Doorway giving access to:-



CONSERVATORY 13' 3" x 8' 0" (4.04m x 2.44m) minimum measurements plus recess
uPVC double glazed windows overlooking the delightful rear garden with a double and single double glazed door to exterior. Access from conservatory to the integral garage.



SHOWER ROOM
uPVC double glazed window to rear elevation. WC with concealed cistern, wash hand basin with storage cupboard under plus additional storage cupboards and walk-in shower. Chrome heated towel rail.

BEDROOM ONE 11' 5" x 10' 5" (3.48m x 3.17m)
uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 14' 7" x 11' 10" (4.44m x 3.60m) maximum measurements
Two uPVC double glazed windows to rear elevation. Built-in bedroom furniture, understairs storage cupboard, radiator.



FIRST FLOOR LANDING
Access to:-

BEDROOM THREE 16' 1" x 11' 4" (4.90m x 3.45m)
uPVC double glazed window to front elevation enjoying views towards the distant fields, built in storage cupboards , accessing into the eaves with lighting. Access to loft. (This room is currently being utilitised by the vendors as a lounge).

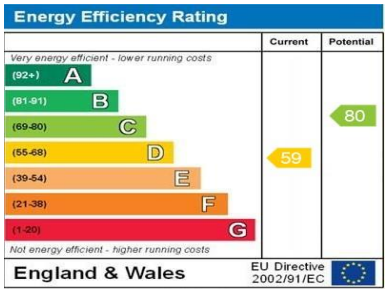
EN-SUITE
'Velux' window. Jacuzzi bath, WC with concealed cistern and wash hand basin with storage cupboard under. Chrome heated towel rail, built in storage cupboards.

EXTERIOR
Immediately to the front of the property is a driveway divided into two, one with chippings which is ideal for accommodating a large vehicle such as a motorhome, with an additional bricked driveway and double gates giving access to the single garage. To the front there are also a variety of shrubs with access via the side of the property leading around to the rear.



SINGLE GARAGE 16' 8" x 9' 0" (5.08m x 2.74m)
Electric rolling door. Power connected.

REAR GARDEN
The rear garden is an absolute delight and great deal of thought has been put in to achieve a well stocked garden with steps leading to a low maintenance section with central shrubs and boarders. Steps from here and an archway lead up to a paved patio which houses a summerhouse and greenhouse with a useful storage shed to the rear. From the conservatory, a step leads up to an additional raised patio area which again has been thoughtfully laid out to accommodate a spa hot tub and sitting area with corner plant box.



AGENT'S NOTES
Council Tax band is band 'C'.

SERVICES
The property benefits from main drainage, mains water, mains electricity and mains gas.





MAP's top reasons to view this home

- A splendid detached dormer style bungalow
- Three bedrooms, principal with en-suite
- Entrance porch
- Generous size kitchen
- Large conservatory accessing the rear garden
- uPVC double glazing and gas central heating
- Integral garage plus additional off-road parking
- Enclosed immaculate rear garden
- Sought after residential location
- Being offered for sale with vacant possession

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