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**Aldreath Road,  
Madron, Penzance**

**Offers in the Region of £365,000  
Freehold**





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## **Property Introduction**

Situated in the peaceful village of Madron on the outskirts of Heamoor and Penzance, this detached bungalow offers spacious and versatile accommodation.

Built in the 1960s, the property has been a much loved family home for many years and now presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and requirements. The accommodation comprises of a generous lounge, separate dining room, kitchen, three bedrooms, a wet room and an additional WC, providing flexible living space suitable for a range of purchasers.

Externally the property is approached via a gated driveway offering parking for several vehicles, together with a double garage. The bungalow is surrounded by established gardens featuring lawns and patio seating spaces, ideal for enjoying the peaceful setting.

## **Location**

Madron is a sought-after village enjoying a semi-rural position with beautiful countryside walks nearby. The village itself offers a well-regarded primary school, public house and the historic church at its centre, while further amenities can be found in nearby Heamoor and the market town of Penzance, approximately two miles away, where there are a wider range of shops, leisure facilities and transport links including mainline rail and bus services.

### **ACCOMMODATION COMPRISES**

Part glazed entrance door with glazed side panels opening to:-

#### **ENTRANCE HALLWAY**

Storage and hanging space. Door to:-

#### **RECEPTION/SITTING ROOM 15' 2" x 10' 10" (4.62m x 3.30m) maximum measurements**

A dual aspect room with feature fire place and radiator. Door opening to:-

#### **DINING ROOM 9' 1" x 7' 0" (2.77m x 2.13m) plus recess**

Double glazed window overlooking side garden and radiator. Door leading to:-

### **KITCHEN/DINER 13' 9" x 12' 2" (4.19m x 3.71m) maximum measurements**

A dual aspect room with two double glazed windows. Fully fitted range of base and eye level units with worktop over incorporating a sink and drainer. Gas hob and double oven. Space for dining table and chairs. Radiator. Door to hallway and glazed door to:-

### **BOOT ROOM**

Half glazed door to outside.

Returning to:-

### **INNER HALLWAY**

Storage cupboard, loft access and doors off to:-

### **BEDROOM ONE 10' 5" x 10' 4" (3.17m x 3.15m)**

Double glazed window overlooking front garden. Radiator.

### **BEDROOM TWO 10' 5" x 8' 3" (3.17m x 2.51m)**

Double glazed window overlooking front garden. Radiator.

### **BEDROOM THREE 9' 3" x 6' 11" (2.82m x 2.11m)**

Window to side aspect and radiator.

### **SHOWER ROOM**

A wet room style shower room with walk-in shower and wash basin. Shower boarding to walls, radiator and towel rail. Frosted double glazed window with rear aspect.

### **SEPARATE WC**

WC and frosted glazed window.

### **GARAGE (not measured)**

Detached at the rear of the property with garage door, pedestrian door and window.

### **OUTSIDE FRONT**

Lawn to front with patio.

### **OUTSIDE SIDE GARDEN**

Hard standing area with BBQ and washing line.

### **REAR GARDEN**

Gated entrance with driveway and hard standing in front of garage.

### **SERVICES**

Mains water, mains drainage, mains electric and mains gas.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'D'.

### **DIRECTIONS**

From the Eastern Green Roundabout in Penzance, take the A30 westbound towards Penzance/Heamoor. At the next roundabout, take the second exit onto Chywoone Hill/B3311 signposted for Madron. Continue along this road through Heamoor and follow the signs towards Madron. As you enter Madron village, continue past the church and village amenities, then turn left into Aldreath Road. Proceed along Aldreath Road for a short distance where the property can be found on the left-hand side. If using What3words:- zoom.fled.lasted

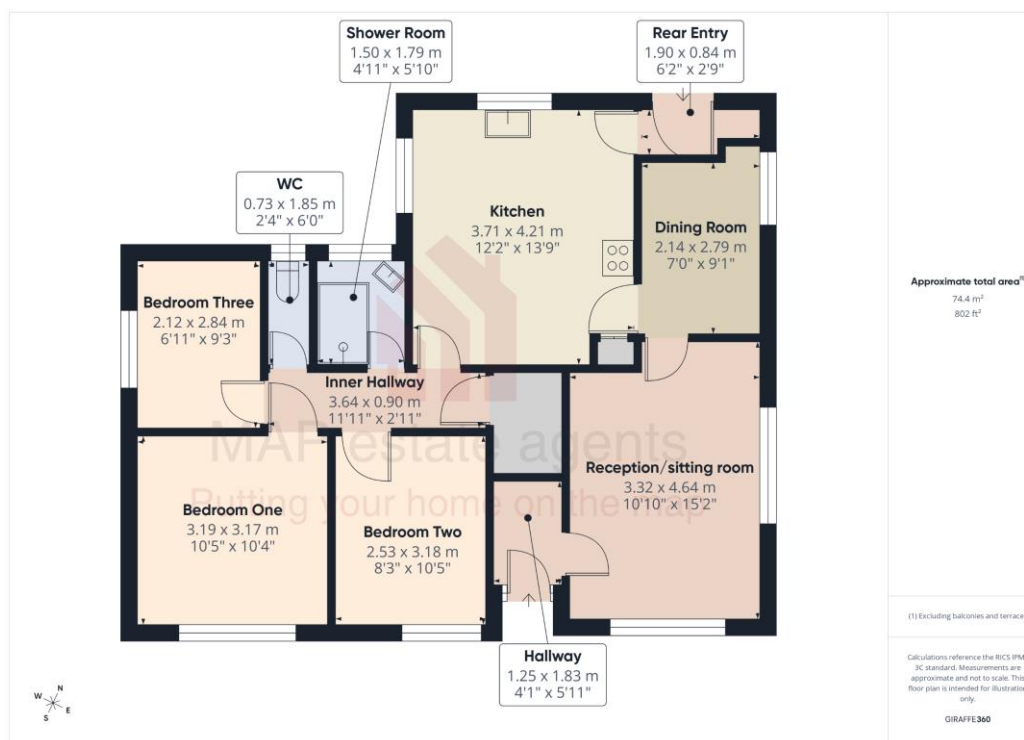


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached three bedroom bungalow
- Gas central heating
- Generous garden
- Garage
- Off-road parking
- Offered for sale chain free



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