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**Roseland Park,
Camborne**

**£330,000
Freehold**





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Camborne
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Property Introduction

One of the best presented bungalows we have seen in a long time, this detached bungalow is situated at the head of a cul-de-sac and is ideally suited for retired persons. Having been maintained to a high standard, there are three bedrooms, one of which is currently used as a dining room, a lounge which overlooks the front garden and a remodelled contemporary style fitted kitchen. The shower room has recently been updated and continues the contemporary theme and to the rear is a generous conservatory which overlooks the landscaped rear garden. The property is heated by a modern gas combination boiler and there is uPVC double glazing. To the outside the brick paved driveway gives parking for up to five cars and there is a detached garage with an electric up an over door. Designed to be easy to maintain, the front garden is well stocked with shrubs and there is pedestrian access to either side. To the rear there is a utility attached to the garage and the garden, which is fully enclosed and offers a high level of privacy, features an ornamental pond and is stocked with a varied selection of shrubs and specimen plants and again designed to be easy to maintain. In summary, a quality property that requires closer inspection and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Roseland Park is a popular residential development on the outskirts of Camborne town. The town centre which is three quarters of a mile away has an eclectic mix of shops, there are a variety of places to eat and the town benefits from a mainline Railway Station that connects with London Paddington and the north of England. The A30 is within half a mile and sandy beaches at Hayle are within four miles, the City of Truro which is the administrative centre of Cornwall is some fifteen miles distant and the university town of Falmouth on the south coast is within sixteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

KITCHEN 9' 9" x 9' 8" (2.97m x 2.94m)

uPVC double glazed window to the side. Refitted with a range of eye level and base medium grey units with adjoining thin edge composite square edge worktops featuring an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in in AEG eye level oven with integrated microwave above, integrated fridge and freezer and integrated AEG dishwasher. Cupboard housing British Gas combination gas boiler and further recessed pantry cupboard. Laminate flooring and glazed door to:-

HALLWAY

Laminate flooring and recessed storage cupboard. Access to loft space. Doors off to:-

LOUNGE 15' 9" x 9' 11" (4.80m x 3.02m) maximum measurements

uPVC double glazed French doors with side screens opening to the front and enjoying an outlook over the garden. Bradstone style fireplace with marble hearth, currently housing an electric fire, laminate flooring and radiator. Inset spotlighting. Door to:-

FRONT HALL

uPVC double glazed window to the side and uPVC Double glazed window to the front. Panel radiator.

BEDROOM ONE 11' 10" x 9' 11" (3.60m x 3.02m)

uPVC double glazed window to the rear overlooking the conservatory. Radiator.

BEDROOM TWO 9' 10" x 8' 10" (2.99m x 2.69m)

uPVC double glazed patio doors opening to the conservatory. Currently used as a dining room with laminate flooring, inset spotlighting and radiator.

BEDROOM THREE 8' 4" x 7' 1" (2.54m x 2.16m)

uPVC double glazed window to side. Laminate floor and radiator.

SHOWER ROOM

uPVC double glazed window to side. Remodelled in a contemporary style with a wall hung wash hand basin with mixer tap, close coupled WC and quadrant shower enclosure with plumbed rainhead shower. Full ceramic tiling to walls and floor, towel radiator and spotlighting.

CONSERVATORY 19' 8" x 4' 7" (5.99m x 1.40m) P-shaped conservatory widening to one end

Enjoying a triple aspect with partial dwarf walling and with uPVC double glazed windows and a sliding double glazed uPVC door opening on to the rear garden. Ceramic tiled floor. It should be noted that the conservatory is accessed via bedroom two/dining room and is a superb room for enjoying the outlook over the landscaped rear garden.

OUTSIDE FRONT

To the front there is a brick paviour driveway which gives parking for five vehicles and features sunken lighting to the edge. The garden has been designed to be easy to maintain with a range of mature shrubs, camellias and ornamental grasses. Pedestrian access leads to either side of the property.

GARAGE 17' 2" x 9' 7" (5.23m x 2.92m)

Automatic up and over door to the front and having power and light connected.

UTILITY ROOM 8' 10" x 4' 4" (2.69m x 1.32m)

uPVC double glazed door and window to the side. Situated at the rear of the garage there are a range of base units having adjoining roll top edge working surfaces incorporating an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for automatic washing machine, full height storage cupboard and ceramic tiled floor. Spotlighting.

REAR GARDEN

The rear garden is enclosed, offers a high level of privacy and has been landscaped to reduce maintenance. There is a raised patio with an adjacent pond and water feature together with well stocked planted beds featuring shrubs and succulents and with cordylines. Useful storage shed.

SERVICES

The property benefits from mains gas, mains metered water, mains drainage and mains electric.

AGENT'S NOTE

The Council tax band is band 'C'.

DIRECTIONS

With Wetherspoons on your left take the road past Camborne Church turning right into Wellington Road and then bear left into Trelawney Road. At the roundabout carry straight across into Tehidy Road and then turn right into Roseland Park. Continue through Roseland Park where the property will be found in a cul-de-sac on the left hand side. If using What3words:- hands.fillings.misty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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

- Superbly presented detached bungalow
- Cul-de-sac position
- Three bedrooms
- Lounge with feature fire surround
- Large conservatory to rear
- Re-modelled contemporary style shower room
- Well appointed remodelled kitchen
- uPVC double glazing and gas central heating
- Well stocked low maintenance gardens
- Generous paved drive parking and garage



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

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