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**Tregenna Fields,  
Camborne**

**Guide Price £475,000  
Freehold**





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### Property Introduction

Situated on the highly regarded Tregenna Fields development, this beautifully presented detached bungalow boasts two reception rooms, a fitted kitchen, utility, cloakroom and three bedrooms with the principal bedroom having ensuite facilities and built-in wardrobes.

Occupying a large, level corner plot with driveway parking for two cars as well as a garage with electric roller door.

The property is double glazed and warmed by gas central heating. We strongly recommend viewing internally at the earliest opportunity.

### Location

Situated on the outskirts of the town of Camborne in a quiet, highly regarded no through road. The property is centrally located to give easy access to the town centre with all of its local shopping, banking and schooling facilities. The sandy beach at Portreath and the town of Redruth are a mere four miles distant offering further business and leisure amenities.

Truro is approximately fourteen miles distant with its attractive cobbled paved streets, fine restaurants, towering cathedral and myriad of national and independent shopping facilities. There are mainline railway stations in Camborne and Truro which link directly to London Paddington. Newquay airport is nineteen miles to the north east with scheduled flights to London and beyond.

### ACCOMMODATION COMPRISES

Covered porchway. uPVC double glazed door with matching side panel to:-

### ENTRANCE HALL

Radiator. Doors off to:-

### LIVING ROOM 17' 8" x 12' 10" (5.38m x 3.91m)

A lovely light and airy room with a picture window to the front elevation. Feature Cornish slate fireplace housing a gas fire. Radiator. Television point. Double half glazed doors to:-

### DINING ROOM 11' 4" x 9' 10" (3.45m x 2.99m)

Double glazed window to the rear with pleasant views over the rear garden. Radiator. Archway through to:-

### KITCHEN 11' 3" x 10' 4" (3.43m x 3.15m)

Fitted with a comprehensive range of 'Shaker' style wall and base cupboards with roll edge work surfaces over. Built-in stainless steel oven with halogen hob inset to worksurface and extractor over. Single drainer sink unit with mixer tap over. Integrated fridge. Double glazed window to rear. Tiled floor. Complementary wall tiling. Door to:-

### UTILITY ROOM 11' 7" x 3' 0" (3.53m x 0.91m) plus recesses

Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas combination boiler. Double glazed panel door to rear garden. Door to:-

### CLOAKROOM

Fitted with WC and wash hand basin inset to vanity unit with cupboard below. Obscure double glazed window to rear.

From entrance hall, access to:-

### INNER HALLWAY

Built-in airing cupboard with double doors. Radiator. Doors to:-

### PRINCIPAL BEDROOM ONE 14' 5" x 11' 8" (4.39m x 3.55m)

**maximum measurements, irregular shape**

Double glazed window to front. Radiator. Door to:-

### EN-SUITE SHOWER ROOM

Fitted with an independent shower cubicle with glazed screen, closed coupled WC and pedestal wash hand basin. Heated towel rail. Complementary wall tiling.

### BEDROOM TWO 11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to rear. Radiator. Wash hand basin inset to vanity unit with cupboard below.

### BEDROOM THREE 8' 7" x 7' 5" (2.61m x 2.26m)

Double glazed window to front. Radiator.

### OUTSIDE FRONT AND SIDE

The property has large low maintenance gardens to the front and side with mature planted shrubs. To the front there is a brick paved driveway offering parking for two vehicles.

### SINGLE GARAGE 18' 11" x 8' 8" (5.76m x 2.64m)

Set to the side with power, light and electric roller door.

### REAR GARDEN

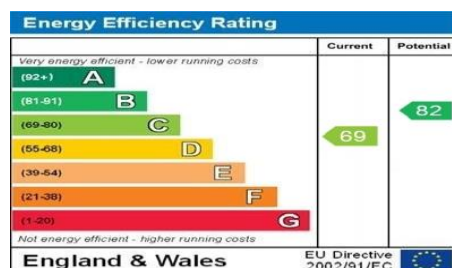
The large garden to the rear is enclosed and has access gates to both sides. The lawned rear garden has well stocked borders which have been bark chipped for ease of maintenance. Within the garden there is a greenhouse and shed/workshop with power and light.

### SERVICES

Mains water, electricity, drainage and gas

### AGENT'S NOTE

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





## MAP's top reasons to view this home

- Detached bungalow
- Generous level corner plot
- Two reception rooms
- Three bedrooms
- Principal bedroom with en-suite
- Utility room
- Garage and driveway parking
- Double glazing and gas central heating
- Immaculately presented accommodation
- Garden shed and greenhouse



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
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01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.com)

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