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**Penvale Close,
Barripper, Camborne**

**£355,000
Freehold**





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Property Introduction

Offered for sale with no onward chain and extended from the original design to create additional living space, this detached bungalow occupies a corner plot within a mature development close to the village centre. One will find four bedrooms, two of which have an en-suite WC, a generous lounge, dining room and a re-fitted contemporary style kitchen. Stairs in the extended part of the bungalow lead to the attic, which is boarded and has double glazed 'Velex' skylights, there is uPVC double glazing and the bungalow is warmed by an oil fired central heating system. The integral garage has been used as a hobby room in recent years with the up and over door being temporarily sealed. Gardens lie mainly to the front and side, being largely lawned with mature shrubs and parking is available for two vehicles to the side of the bungalow in front of the former garage. In summary a substantial property which is ideal for family occupation and viewing our interactive virtual tour is highly recommended prior to arranging a closer inspection.

Location

Barripper is a popular village location some two miles from the centre of Camborne and it benefits from a range of nearby country walks and a locally respected village pub. Camborne offers an eclectic mix of both local and national shopping outlets, there are banks, schooling for all ages and a mainline railway station which connects to London Paddington and the North of England. The A30 can be accessed in half a mile of Camborne and Truro, the county town of Cornwall is within fourteen miles, the university town of Falmouth on the South coast is within a similar distance and the North coast at Portreath which is noted for its sandy beach and active harbour will be found within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Radiator and coved ceiling. Doors opening off to:-

LOUNGE 15' 3" x 10' 11" (4.64m x 3.32m)

uPVC double glazed window to the front. Radiator and coved ceiling. Wide squared archway through to:-

DINING ROOM 9' 8" x 8' 0" (2.94m x 2.44m)

Radiator. Doors opening off to rear hallway and:-

KITCHEN 12' 11" x 10' 4" (3.93m x 3.15m)

uPVC double glazed window to rear and door to rear porch. Recently remodelled with a range of eye level and base gloss white finished units with adjoining roll top edge working surfaces and incorporating an inset colour coordinated one and half bowl sink

unit with mixer tap. Built-in stainless steel oven with adjacent inset ceramic hob with cooker hood over. Space and plumbing for automatic washing machine, radiator and ceramic tiled floor. Door to:-

WALK IN SHELVED CUPBOARD

Radiator.

REAR PORCH

uPVC double glazed patio door to one side and uPVC double glazed door opening to rear garden. Door to integral garage. Floor mounted 'Worcester' oil fired combination gas boiler. Water supply.

Returning to hallway, doors to:-

BEDROOM ONE 12' 9" x 8' 1" (3.88m x 2.46m)

uPVC double glazed window to the front. Coved ceiling and radiator. Door to:-

EN-SUITE WC

Low level WC and pedestal wash hand basin, coved ceiling.

BATHROOM

uPVC double glazed window to side. Remodelled with a close coupled WC, pedestal wash hand basin and Jacuzzi style panelled bath with mixer tap. Extensive ceramic tiling to walls, radiator and coved ceiling.

BEDROOM TWO 11' 4" x 6' 8" (3.45m x 2.03m)

uPVC double glazed window to rear. Coved ceiling and radiator. Door to:-

EN-SUITE

Close coupled WC and pedestal wash hand basin. Coved ceiling.

REAR HALLWAY

uPVC double glazed door to rear. Radiator, coved ceiling and staircase to loft. Doors open off to:-

BEDROOM THREE 11' 11" x 11' 6" (3.63m x 3.50m)

uPVC double glazed window the front. Radiator and coved ceiling.

BEDROOM FOUR 11' 4" x 5' 11" (3.45m x 1.80m)

uPVC double glazed window to rear. Radiator and coved ceiling.

FIRST FLOOR LOFT

Double glazed 'Velux' windows to the front and rear, radiator and access to eaves storage spaces. It should be noted that the loft does not comply with building regulations for use as a bedroom due to the head height at the top of the stairs and lack of an approved fire escape window.

OUTSIDE FRONT

To the front of the property there is an enclosed garden which extends to one side and is largely lawned and features specimen shrubs and trees including a mature pampas, bottle brush tree and planted shrub beds.

GARAGE 11' 10" x 8' 8" (3.60m x 2.64m)

Integral with the property and with a uPVC double glazed window to side. Sealed up and over door and power and light connected. This space has been previously used as an office space and hobby room however minor works would allow it to be reused as a garage.

OUTSIDE REAR

To the rear the bungalow one will find parking for two vehicles in front of the former garage, whilst there is a paved and slate low maintenance area behind the garage.

AGENTS NOTE

Please be aware the property is band 'C' for Council Tax purposes.

SERVICES

Mains water (metered), mains drainage and mains electric.

DIRECTIONS

From Camborne police station head out of town on the B3303 and take the fourth turning on the right into Barripper road, continue along this road and on entering the village of Barripper with a public house on the left there is a turning on the right into Penvale Close (identified by Napoleonic canon at the entrance) and the property will be identified on the left hand side. If using What3words:- yelled.pages.stanner



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Extended detached bungalow
- Four bedrooms (two with en-suite WC)
- Lounge
- Dining room
- Re-styled kitchen
- Integral garage (used as hobby room)
- Staircase to floored attic
- Gardens and parking
- Popular village location
- Chain free sale



Approximate total area²
1242.37 ft²
115.42 m²

Reduced headroom
96.23 ft²
0.83 m²

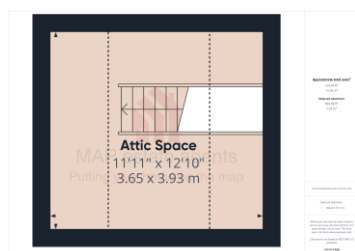
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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