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BILL BANNISTER

Sales & Lettings



Arundel, 165 North Roskear Road

Camborne, TR14 8PW

£299,950

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We are very pleased to bring to market this three bedroomed bungalow, sited in a most convenient location. Set back from the road behind double gates, which offer additional privacy, this home is on a good sized plot, with very well presented and maintained front and rear gardens. Welcoming, warm and extremely well presented, it is ready to move in to. Quite immaculate, both inside and out, it certainly warrants an early viewing. A decorative obscure glazed front door opens into a very generous hallway that accesses all of the living areas. The bright and airy lounge to the front, with a coal effect gas fire in a marble effect fireplace, has a very pleasant outlook over the front garden, courtesy of large double glazed windows. The front bedroom also benefits from the same outlook and has the added benefit of a built in wardrobe running the depth of the room. There is a middle bedroom, currently used as a study by the current vendors. The bedroom to the back overlooks the equally delightful rear garden. The bedrooms are complemented by a very modern shower room with a large double shower enclosure. The fitted shaker style kitchen not only presents well but is a very practical layout across three walls. Including some integrated appliances, there is an oven and grill with gas hob above and an extractor hood over. There is a separate low level fridge and freezer and a built-in washing machine below the ceramic sink. Under cabinet lighting enhances the style and practicality. Externally, the front garden enjoys the full benefit of its south facing position, with a laid to lawn area accompanied by clearly defined decorative borders and pleasant plants and shrubbery with a traditional walled frontage to the pedestrian pavement. The double gates open out on a large driveway area that can accommodate up to six cars with the added benefit of a single garage. The rear garden is again quite delightful yet practical and low maintenance. Split level with a defined layout, it offers several areas in which to sit and relax. There is rear access to the garage as well as to the outbuilding behind and a pathway leads to a gate to access the front of the property. In terms of location, the property is within a short driving distance of Camborne town centre which, alternatively, can be reached on foot within twenty minutes or so and there are also bus services close by. Camborne offers a range of shopping facilities and other amenities including a mainline railway station. There is easy access to the main A30 which can be reached in around five minutes by car. The north coast at Portreath, where you will find access to the South West Coastal Path is within four

miles and the largest area of woodland in West Cornwall, Tehidy Country Park, is within a similar distance.

Upvc front door with an obscure double glazed decorative panel and an obscure double glazed side panel opens to:

HALLWAY

Decorative boxed-in radiator, a loft access hatch and a full height storage cupboard. Further full height shelved storage cupboard.

LOUNGE

13'2" x 11'1" (4.02m x 3.40m)

Decorative boxed-in radiator and a coal effect gas fire set in a marble effect fireplace on a marble effect hearth. Upvc double glazed window overlooking the south facing front garden and aspect.

BEDROOM 1

9'8" x 11'10" (2.96m x 3.61m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Full length built-in wardrobes with hanging space, shelved storage and a frosted glazed central double door feature.

BEDROOM 2

8'10" x 6'11" (2.70m x 2.13m)

This room is currently used as a study/office. Decorative obscure double glazed window to the side aspect.

BEDROOM 3

9'6" x 10'8" (2.90m x 3.26m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

SHOWER ROOM

6'3" x 6'0" (1.92m x 1.83m)

Fully tiled with a low level wc and a wash hand basin with a tiled splash back. Double shower enclosure with a Bristan Glee electric shower, sliding glazed doors and a tiled splash back. Wall mounted towel radiator and a upvc obscure double glazed to the rear aspect.

OPEN PLAN KITCHEN/DINER

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KITCHEN

11'9" x 9'0" (3.59m x 2.75m)

Fitted with a range of eye level storage cupboards, some with clear glazed fronts and under cupboard lighting. Base level storage cupboards and drawers with an integrated oven and grill, a Smeg integrated five ring gas hob with a glass splash back and a Cooke & Lewis extractor hood over. Roll edge work surfaces with tiled splash backs throughout. Separate integrated low level fridge and freezer. Ceramic one and a half bowl sink and a tiled splash back. Beko integrated washing machine. Tall designer radiator. Door opens to a full height shelved storage cupboard. Open access to:

DINING AREA

9'4" x 6'8" (2.86m x 2.04m)

Double aspect room with a upvc double glazed window overlooking the rear garden and aspect and upvc double glazed French doors opening to a lower patio area. Tall designer radiator.

OUTSIDE

To the front double gates open to a generous driveway providing parking for up to six vehicles. There is a laid to lawn area with a traditional walled frontage and decorative fenced border with decorative edging features. There is a walled border to the other side and a decorative corner feature with a tree, a shingle border to the front with mature plants and shrubs plus a pathway with a step leads to the front door. The driveway leads to a SINGLE GARAGE 2.96m x 5.48m (9'9 x 18') with an up over door, lighting and power. Three external lights. A gate accesses the rear garden and French doors at the rear lead out to a reverse L shaped patio. This is a split level rear garden with steps up to a raised low

maintenance garden with a shingle area. There is a decorative circular feature, a further decorative corner feature with a stand out Palm Tree plus fenced rear and side borders. External tap. There is a rear WORKSHOP 3.09m x 2.72m (10'2 x 8'11) adjoining the garage with power and a upvc frosted double glazed window overlooking the garden .

DIRECTIONS

From our office in Redruth take the main road towards Camborne, through Pool and up to the crossroads and traffic lights at the top of Tuckingmill Hill. Proceed down the hill and turn right by the mattress shop into North Roskear Road where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 9 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - good outdoor & indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor (sourced from Ofcom).



Road Map



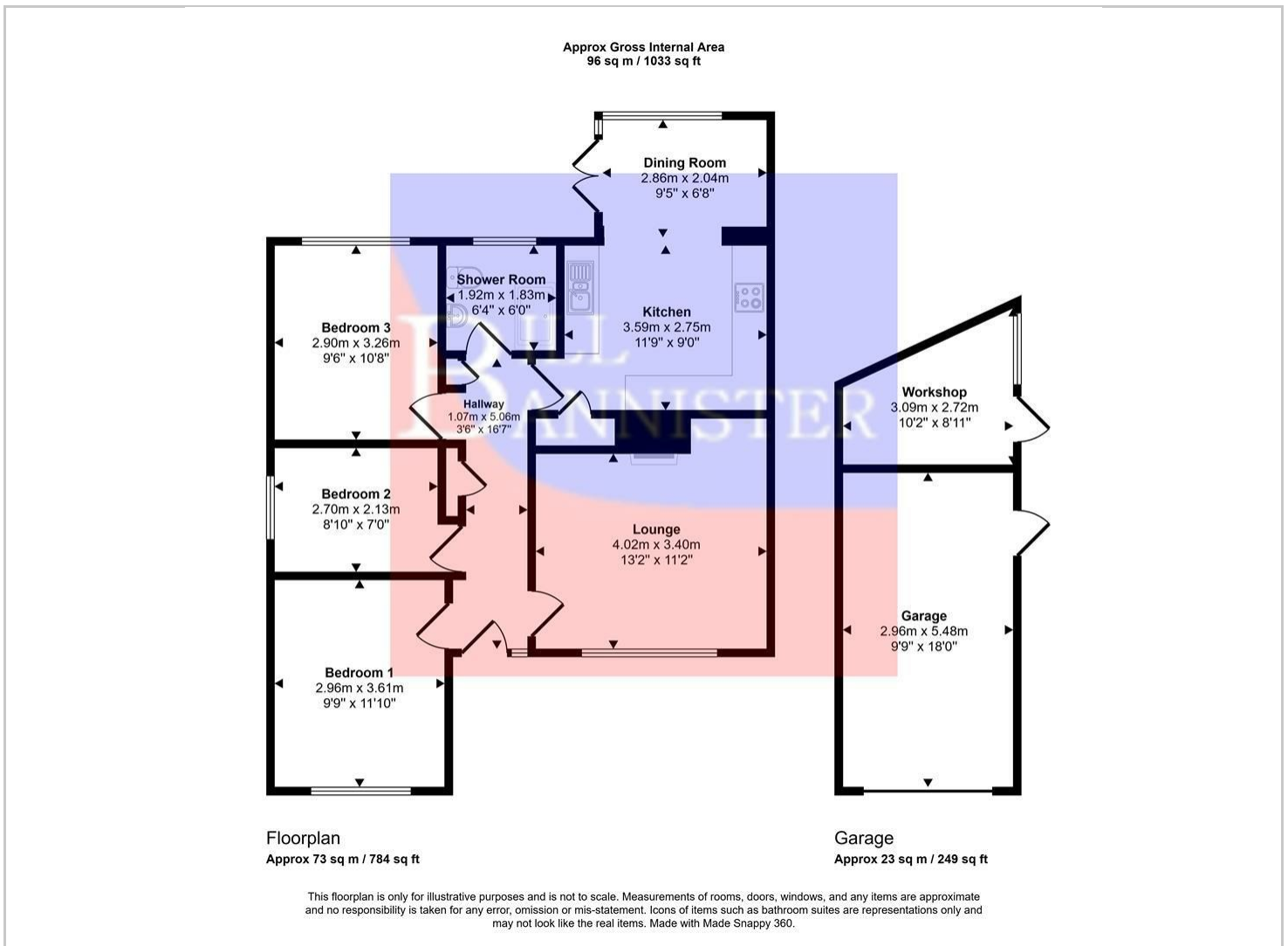
Hybrid Map



Terrain Map



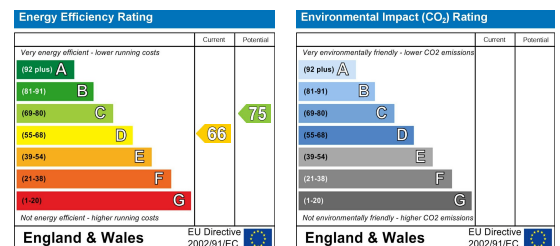
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.