



MAP estate agents
Putting your home on the map

Roseland Park
Camborne, Cornwall

Roseland Park

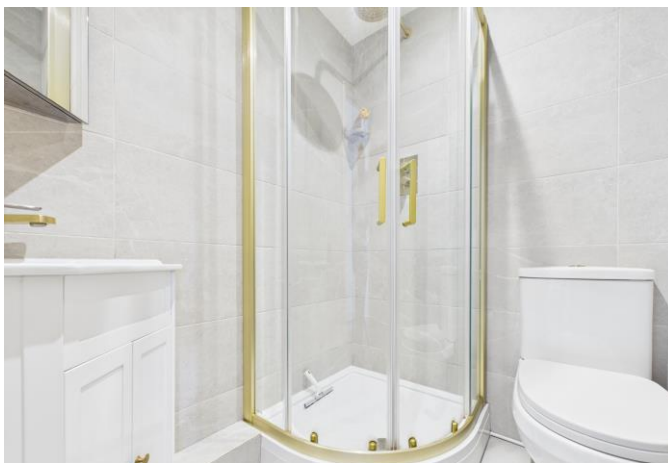
Camborne

Camborne 1 mile | A30 trunk road 1.25 miles | Portreath (north coast) 4 miles | Redruth 4.5 miles | Truro 16 miles | Falmouth (south coast) 18 miles | Newquay Airport 26 miles | Plymouth 65 miles | Exeter (M5) 98 miles (Distances are approximate)

Situated within a cul-de-sac on this popular mature development, this detached bungalow has been extensively reconfigured and updated in a contemporary style.

Entrance Hallway | Three bedrooms (principal en-suite) | Kitchen/diner | Utility | Family bathroom | Lounge | Snug/playroom | Garage and driveway parking | Workshop | Rear garden

£350,000
Freehold



Property Introduction

Rarely do properties of this quality and versatility come to market and an early inspection is strongly advised. Internally, there are three bedrooms with the principal bedroom benefiting from an en-suite, the lounge gives access via wide glazed doors which open onto a snug/playroom which could easily be used as an extension to the lounge if wished. There is a newly installed kitchen/diner with a cleverly designed bench seat forming a partial room divider and giving additional storage. The kitchen features a comprehensive range of integrated appliances and features an inset raised wood burning stove. The family bathroom has also been replaced with a contemporary style suite and there is a useful utility and boiler room. Full uPVC double glazing and gas central heating with attractive Victorian style radiators have been installed. To further enhance the appeal of this family home, the majority of the flooring is 'Karndean' luxury vinyl flooring.

To the outside, a gate opens onto the driveway which gives parking for four plus vehicles and leads to a detached garage. The front garden is designed to be easy to maintain whilst the rear garden is enclosed, largely lawned and features a patio and aluminium framed greenhouse. Attached to the rear of the garage is a workshop measuring 26' 11" x 14' 8".

In summary, a most attractive property requiring a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a physical inspection.

Location

Roseland Park is a popular residential development on the outskirts of Camborne town.

The town centre, which is within a virtually level walk, has an eclectic mix of shops, there are a variety of places to eat and the town benefits from a mainline Railway Station with direct links to London Paddington and the north of England. The A30 trunk road is within a short drive and the sandy beaches of Hayle are within four miles.

The city of Truro, which is the administrative centre of Cornwall, is within commuting distance and the university town of Falmouth, famed for its tranquil sailing waters, is also within commuting distance. Portreath on the north coast, which is noted for its rugged coastline and sandy beach and harbour, is within four miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

'Karndean' vinyl flooring and built-in storage unit. Oak panel doors open off to:-

PRINCIPAL BEDROOM ONE 12' 4" x 8' 8" (3.76m x 2.64m) maximum measurements into bay, plus recesses

uPVC double glazed bay window to the front incorporating a window seat with storage beneath, built-in four-door wardrobe and Victorian style radiator. Inset spotlighting and 'Karndean' vinyl flooring. Door to:-

EN-SUITE SHOWER ROOM

Close coupled WC, corner vanity wash hand basin with mixer tap and corner shower with plumbed rain head shower. Towel radiator, attractive porcelain tiled walls and tiled flooring.

UTILITY 4' 11" x 4' 6" (1.50m x 1.37m)

uPVC double glazed window to the side. Fitted with a base unit having adjoining quartz square edge working surface and featuring an underslung 'RAK' wash hand basin with mixer tap. Wall-mounted 'Worcester' combination gas boiler, space and plumbing for an automatic washing machine and 'Karndean' vinyl flooring.

KITCHEN/DINER 11' 5" x 9' 10" (3.48m x 2.99m)

uPVC double glazed window to the side. Fitted with a range of eye level and base units having adjoining quartz square edge working surfaces and featuring an underslung porcelain sink unit. Built-in 'Bosch' oven with 'Bosch' ceramic hob and hood over, integrated dishwasher, integrated fridge and freezer and focusing on a recessed encased eye level wood burning stove. Built-in bench seat which forms a partial room divider and has a pull-out storage space. Low voltage spotlighting and 'Karndean' vinyl flooring.

INNER VESTIBULE

Hidden storage, access to loft space and 'Karndean' vinyl flooring. Oak doors open off to:-



BEDROOM TWO 11' 10" x 9' 10" (3.60m x 2.99m)
uPVC double glazed window to the rear. Victorian style radiator and 'Karndean' vinyl flooring.

BEDROOM THREE 8' 7" x 6' 10" (2.61m x 2.08m)
uPVC double glazed window to the side. 'Karndean' vinyl flooring.

BATHROOM
uPVC double glazed window to the side. Upgraded with a hidden cistern combined WC with vanity wash hand basin incorporating storage and with mixer tap. Panelled bath with plumbed rain head shower over, Victorian style towel radiator and porcelain tiled walls and flooring.



LOUNGE 10' 1" x 9' 0" (3.07m x 2.74m) maximum measurements, plus recess
Glazed wood doors opening to a lounge extension/playroom. Victorian style radiator and 'Karndean' vinyl flooring.

SNUG/PLAYROOM 9' 5" x 8' 10" (2.87m x 2.69m)
uPVC double glazed French doors opening onto the rear and two eye level uPVC triple glazed windows to either side. Triple glazed skylight. An attractive bright room which can form an extension to the lounge if desired or is ideal for a multitude of uses depending on your requirements. 'Karndean' vinyl flooring.

OUTSIDE FRONT AND SIDE
Gates open onto a driveway leading to the side of the bungalow giving parking for four plus vehicles. The front garden has been

designed to be low in maintenance and is largely chip finished with raised beds. Covered wood store and external water supply.

REAR GARDEN
The rear garden is enclosed, ideal for those with younger children and pets and is largely lawned with raised beds to one side and features a slate patio - ideal for enjoying summer evenings and there is an aluminium framed greenhouse and timber storage shed.

GARAGE AND WORKSHOP
GARAGE 17' 4" x 8' 9" (5.28m x 2.66m)
Up-and-over door to the front and having power and light connected.

WORKSHOP 26' 11" x 14' 8" (8.20m x 4.47m)
Two doors opening onto the garden having access to the garage. Power and light connected and steps leading to the garage.

SERVICES
Mains water (metered), mains drainage, mains electricity and mains gas. Please be advised that the property has solar panels which contribute to the reduced electricity bills and are owned by the property.

AGENT'S NOTE
The Council Tax Band for this property 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 along the road and where it bears sharply left, turn right into a cul-de-sac and the bungalow will be found ahead of you to the right. If using What3words: weedy.sunbeam.bond

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

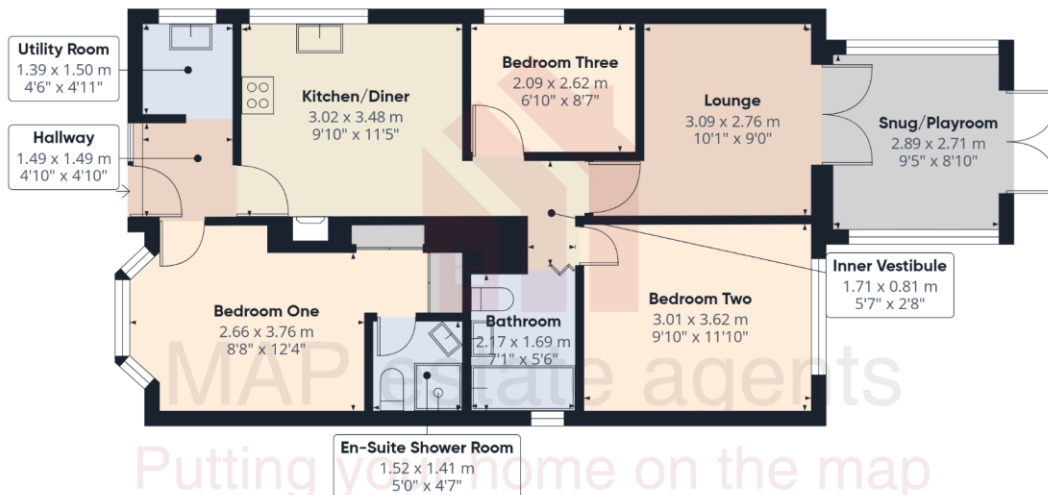


MAP's Top reasons to view this home

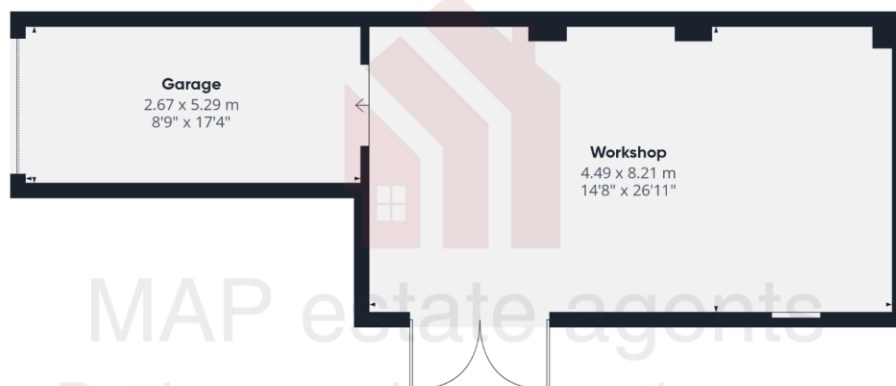
- A superbly upgraded detached bungalow
- Very high quality presentation
- Three bedrooms with the principal having en-suite
- Modern contemporary style kitchen/diner
- Lounge with access to extended lounge or snug/playroom
- Refurbished bathroom
- Utility/boiler room
- Solar panels, gas central heating and double glazing
- Ample parking, garage and generous workshop
- Low maintenance garden to the front, enclosed garden to the rear

sales@mapestateagents.com

www.mapestateagents.com



Ground Floor Building 1



Ground Floor Building 2

Approximate total area^m

120.4 m²

1297 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

