



MAP estate agents
Putting your home on the map

Tregenna Lane, Camborne

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Redruth 6.5 miles | Portreath (north coast) 4.5 miles | Falmouth (south coast) 15 miles | Truro 17 miles | Newquay Airport 26 miles | Plymouth 67 miles | Exeter M5 100 miles (Distances are approximate)

Offered for sale with no onward chain, 'Tolrene' is a substantial detached bungalow set within a mature plot in a favoured residential part of Camborne.

Hallway | Kitchen/dining room | Lounge | Sunroom | Utility Room | Side Porch | WC/Shower Room | Bathroom | Three Bedrooms | Integral Garage | Workshop | Gardens

£475,000
Freehold



Property Introduction

The bungalow benefits from three double size bedrooms, there is a generous L-shaped triple aspect lounge which gives access to a sun lounge enjoying an outlook over the rear garden.

From the dining room a wide archway leads to a fitted kitchen and in addition to a remodelled bathroom there is a shower room/WC.

One will find a utility room, the garage is integral with the bungalow and in addition to the gas central heating there is uPVC double glazing throughout.

The gardens lie mainly on three sides and are well stocked with mature shrubs and ground cover plants. Parking is available to the front, the rear garden features an ornamental pond and has a timber workshop whilst to the side is a lawn with mature shrubs.

In summary, properties in this location rarely come to the market and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Conveniently located within a virtually level walk of the town centre, Camborne Bowling Club is located at the end of the road and Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a

mainline Railway Station which has direct links to London Paddington and the north of England.

The A30 trunk road can be accessed within three quarters of a mile, Truro, the county town of Cornwall which is noted for its shopping, bars and restaurants is within commuting distance and the university town of Falmouth on the south coast is within a similar drive.

The north coast which is famed for its sandy beaches and surfing together with rugged coastal walks will be found within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

HALLWAY

Two sliding door storage cupboard, access to loft space and two radiators. Doors open off to:-

LOUNGE 23' 0" x 21' 11" (7.01m x 6.68m) L-shaped, maximum measurements

uPVC double glazed windows on three sides. Focusing on a local stone fireplace with display plinth to one side housing a gas coal effect fire. Coved ceiling and three radiators. uPVC double glazed French doors opening to:-

SUNROOM 13' 8" x 9' 10" (4.16m x 2.99m)

uPVC double glazed windows on three sides enjoying an outlook over the garden and with uPVC double glazed French doors opening out. Wood effect flooring, inset spotlighting and coved ceiling.

DINING AREA 13' 2" x 9' 8" (4.01m x 2.94m)

Radiator, door to utility and wide archway to kitchen.

KITCHEN 12' 2" x 10' 7" (3.71m x 3.22m)

Enjoying a dual aspect with uPVC double glazed windows to the side and rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset colour coordinated sink unit with mixer tap. Built-in eye level double



oven, 'Neff' four ring gas hob and integrated 'Neff' dishwasher. Extensive ceramic tiling to splashbacks, ceramic tiled floor and inset spotlighting. Door to integral garage and door to:-

SIDE PORCH 4' 4" x 4' 0" (1.32m x 1.22m)

uPVC double glazed on two sides with a tiled floor and having a uPVC double glazed door opening onto the rear garden.

UTILITY 7' 1" x 7' 0" (2.16m x 2.13m)

Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel sink unit with mixer tap. Space and plumbing for automatic washing machine. 'Worcester' wall mounted gas boiler and two sliding door airing cupboard containing copper cylinder with shelving. Coved ceiling and tiled floor.

WC/SHOWER ROOM

Recently remodelled with a close coupled WC, wall mounted wash hand basin and corner shower enclosure with 'Triton' electric shower. Extensive ceramic tiling to walls, ceramic tiled floor and radiator.

BEDROOM ONE 13' 11" x 10' 11" (4.24m x 3.32m)

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

BEDROOM TWO 10'10" x 8'7" (3.31m x 2.61m)

uPVC double glazed window to the front. Featuring a bedroom fitment with wardrobes to either side and over arching storage cupboard over bed space together with further two door wardrobe and with a dressing table with drawers beneath. Radiator.

BEDROOM THREE 9' 10" x 8' 11" (2.99m x 2.72m)

uPVC double glazed window to the side. Radiator and coved ceiling.

BATHROOM

uPVC double glazed window to the side. Remodelled with a contemporary style suite consisting of hidden cistern WC, corner vanity unit with storage and counter top housing a free standing oval sink with freestanding mixer tap, double end acrylic bath with central fill. Towel radiator and extensive ceramic tiling to walls. Tiled floor.

OUTSIDE FRONT

To the front of the property there is parking and turning for three to four vehicles and access to the integral garage. The garden is well stocked with mature shrubs including magnolia, rhododendron and a Cornish palm. Pedestrian access leads to either side of the property and there is an external water supply.

REAR GARDEN

The rear garden features an ornamental pond, there is a lawn and extensive mature shrubs screen the garden from neighbouring properties. There is an 8' x 8' greenhouse and a timber workshop which has power and light connected. External water supply.

SIDE GARDEN

To the side of the property there is a further lawn with mature shrubs including magnolias, a bamboo and Cornish palm.

GARAGE 20' 1" x 9' 9" (6.12m x 2.97m)

Integral with the property having an automatic up and over door to the front and power and light connected. Single glazed window to rear porch.

SERVICES

Services connected to the property include mains gas, mains electric and mains drainage and mains water.

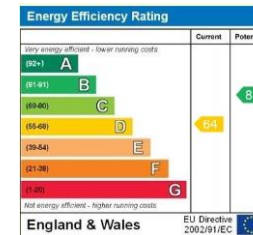
AGENT'S NOTE

Please note the Council Tax Band for the property is band 'F'.

DIRECTIONS

From Church Road with the parish church on your left hand side, take the first turning left into Rectory Road, continue through Rectory Road and at a mini-roundabout turn left again into Tregenna Lane and the property will be identified on the right hand side by our 'For Sale' board. If using What3words:- perform.kilowatt.slippers





MAP's Top reasons to view this home

- Chain free sale
- Executive style detached bungalow
- Three double bedrooms
- 23' Triple aspect lounge
- Sun room to rear
- Dining area and fitted kitchen
- Refitted bathroom
- Shower room
- Fully double glazed, gas central heating
- Well stocked gardens, parking and garage

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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