



3 Warrens Field Camelford, PL32 9YS

This 3 bedroom property is a credit to its current owners. Having been well maintained over the years they have been there. Within walking distance to the centre of Camelford, yet having the feel of being rural. Looking from the outside, you could be forgiven not to appreciate the size of the property inside. This will make a fabulous home for those wanting little or no work. An early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	47	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



£350,000 Freehold

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Description

This 3 bedroom detached bungalow, is in a sought after area of Camelford. Accommodation comprises of lounge, kitchen/diner, utility area, 2 bathrooms. Garage. With a driveway to the front of the property and lawned areas to the front. The garden to the rear is beautifully laid out with patio areas, and lawned areas, deceptively bigger than what it looks like from the front. With the location of the property, combined by the size and immaculate condition, this is truly going to appeal to a lot of potential buyers. We encourage you to view early to avoid disappointment.

Entrance Hall

Entrance to the property is via a wooden door, with glazed panels leading to the hallway. The hallway has doors leading to the lounge, dining room, bedrooms and bathroom. Access to the loft is gained via a pull-down ladder also having a light and is boarded. Electric heater.

Lounge 21' 6" x 17' 2" (6.55m x 5.23m)

On walking into this room, you are immediately stunned by the good degree of natural light that floods through the room, this gained by the room being triple aspect with a bay window to the front, 2 double glazed windows to one elevation and a further double glazed window to the opposite elevation. Inset electric fire set within a stone surround on a tiled hearth with wood mantle. Incorporated within the design of the fireplace are 2 display pedestals. 2 Central spotlights positions. Electric Heater. French Doors lead to the dining room.

Dining Room 13' 4" x 7' 6" (4.06m x 2.28m)

The dining room has open access to the kitchen, though with 2 defined areas. Double glazed window to the rear overlooking the garden. Electric heater.

Kitchen 13' 4" x 8' 7" (4.06m x 2.61m)

Matching range of base and wall units incorporating display cabinets over the breakfast bar. Double eye level oven. Four ring hob with chrome extractor over. Built in concealed appliances including dishwasher and fridge. One and a half stainless steel single sink drainer with mixer tap over. Double glazed window to the side elevation. Range of ceiling spot lights. Multi pane door leads to an inner lobby.

Inner Lobby

Double glazed window to the side elevation. Electric heater. Stable door to rear hallway.

Rear Hallway

Two Double glazed doors, one leading to the side elevation the other leading to the garden. Double doors to storage cupboards. Door to garage Door to Shower room.

Shower Room

Fully tiled shower room with decorative border and sporadic motif. Double shower cubicle with fitted electric shower. Further matching suite comprising of Low-Level WC, wash hand basin set within vanity unit with cupboards below. Wall mounted electric heater. Heated towel rail. Range of ceiling spot lights. Double Glazed frosted window to the garden.

Garage 16' 2" x 10' 8" (4.92m x 3.25m)

The perfect garage for those that like to do work on their own vehicle or have hobbies needing a large garage. With electric roller doors to the front and rear elevation. Power and light. An L shaped garage with a further utility area to the side, comprising of base units and worktop having an inset single drainer sink and mixer taps. Space for washing machine, tumble dryer, fridge, freezer. Double Glazed frosted window to the garden.

Bedroom Three 9' 11" x 8' 6" (3.02m x 2.59m)

Double glazed window overlooks the garden. Mirror fronted wardrobes. Electric heater.

Bedroom One 12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed window overlooks the garden. Mirror fronted wardrobes. Electric heater

Bedroom Two 9' 7" x 8' 1" (2.92m x 2.46m)

Double Glazed window to the front elevation. Mirror fronted wardrobes. Electric heater.

Bathroom

Fully tiled bathroom with decorative border tiles and contrasting tiles below. Matching suite comprising of panelled bath with shower over. Pedestal wash hand basin. Low level WC. Double glazed frosted window to the front elevation. Electric heater.

Front

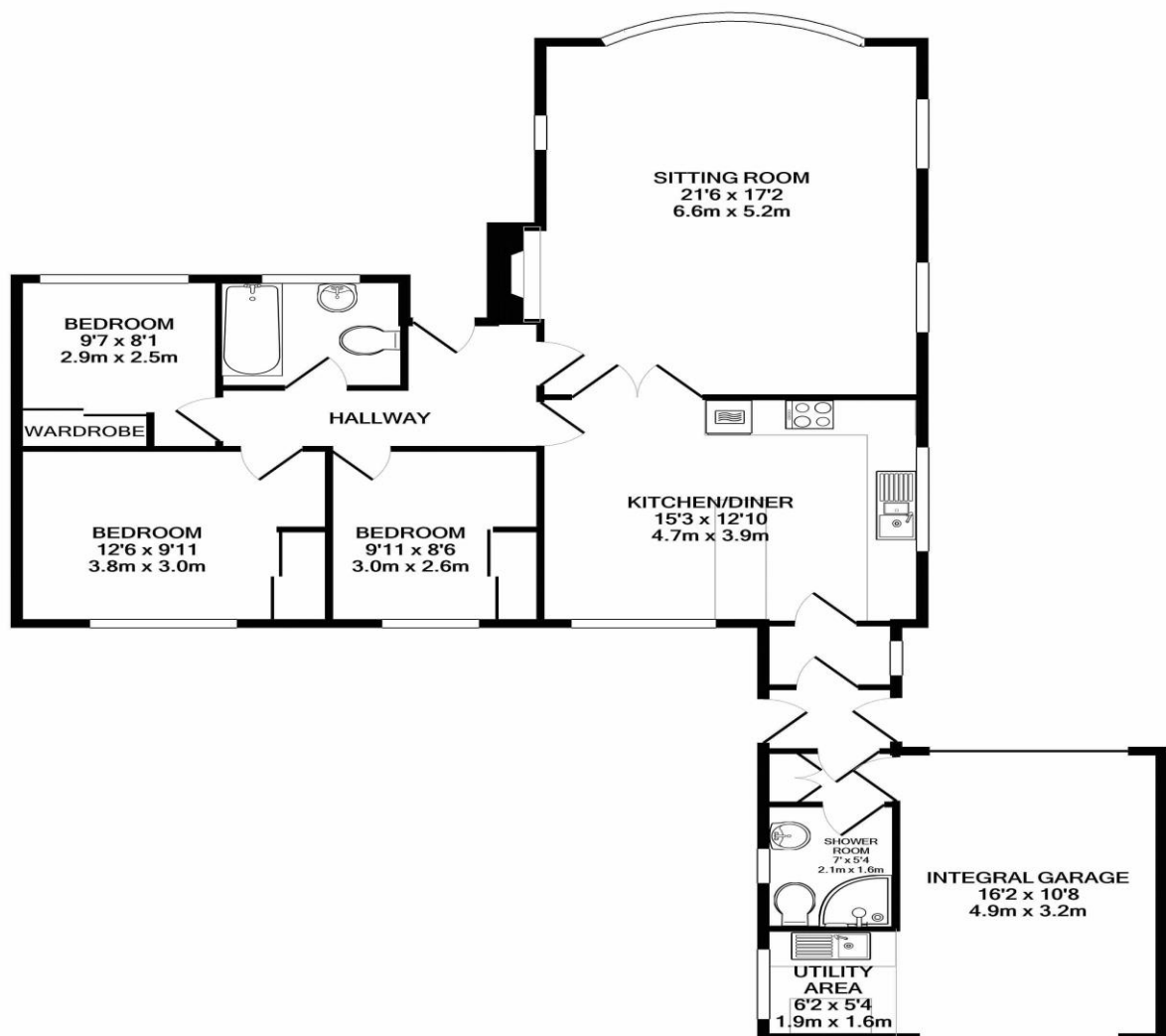
The property enjoys being located in a small cul-de-sac of similar properties; a Cornish stone wall borders the property. Lawned area to the front with pathway leading to the front door under a storm porch. To the side of the property is a five-bar gate giving access to a long driveway providing parking for numerous vehicles leading to the garage.

Rear

The rear garden has been carefully designed and planted to give a feeling of space and seclusion. A beautiful garden with raised patio areas for seating and rockery areas. Footpaths lead to the rear of the garden that opens out onto a lawn. A wooden shed/summer house also has an area to the side giving additional seating. Two arches lead to a further garden. The rear garden is bordered by fencing. To the rear of the garage can be found an area laid to stone chippings. Outside lighting.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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