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**Polgine Lane,  
Troon, Camborne**

**Guide Price £300,000  
Freehold**





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Troon, Camborne**

## **Guide Price £300,000 Freehold Property Introduction**

A sizeable detached three-bedroom family home with generous size gardens, modern uPVC double glazing and gas central heating.

One will find three bedrooms, a well-proportioned dual aspect kitchen/diner overlooking the rear garden, a lounge with a gas fire stove set on a slate hearth which enjoys a triple aspect with a sliding door to the rear garden. To the front is a good size double-glazed entrance conservatory and the wet room is fitted in a contemporary style with a modern white suite.

To the outside there is a generous size garden to the front, the driveway to the side provides parking for several cars and leads to the garage. To the rear there is a secure, enclosed and mainly lawned garden with a patio.

Ideal for a family or retired persons, this bungalow requires a closer inspection to be fully appreciated. Offered for sale with no onward chain, this bungalow is certainly ready to move into. Why not arrange your viewing today!

## **Location**

Troon is a popular village close to the major town of Camborne and benefits from a Primary School, village shop and Post Office. There is also a fish and chip shop, Public House and a pharmacy. Within one and a half miles there is the centre of Camborne which offers a wider range of shops, banks and a mainline Railway Station which connects to London Paddington and the north of England.

Access is also available from here to the A30 trunk road. As previously stated, this detached, well-presented bungalow requires closer inspection to be fully appreciated.

### **ACCOMMODATION COMPRISSES**

uPVC double glazed door opening to: -

### **CONSERVATORY 10' 1" x 8' 6" (3.07m x 2.59m)**

Enjoying a dual aspect with uPVC double glazed half height glazing. Radiator and uPVC glazed door opening to: -

### **HALLWAY**

Storage cupboards. Doors to all rooms: -

### **LOUNGE 21' 4" x 11' 0" (6.50m x 3.35m)**

Double aspect uPVC windows to front garden and side aspect. uPVC double glazed sliding door leading to a garden patio and facing the rear garden. Gas fire, radiator and ceiling light.

## KITCHEN/DINER

### KITCHEN AREA 12' 5" x 8' 10" (3.78m x 2.69m)

uPVC double glazed window to the rear and uPVC double glazed door and window to side. Remodelled with a range of eye level and base units having adjoining square edge working surfaces and incorporating a stainless-steel single drainer sink unit. Eye level integrated double oven, space and plumbing for automatic washing machine and dishwasher/tumble dryer, space for fridge and freezer. uPVC door opening to rear garden.

### DINING AREA 12' 6" x 9' 6" (3.81m x 2.89m)

Two storage cupboards. Radiator, and ceiling light.



## INNER HALL

Loft access and doors to all rooms.

### BEDROOM ONE 12' 9" x 11' 4" (3.88m x 3.45m)

Double bedroom uPVC double glazed window to the front. Radiator.



### BEDROOM TWO 9' 10" x 9' 8" (2.99m x 2.94m)

Double bedroom uPVC double glazed window to the rear garden. Radiator.

### BEDROOM THREE 11' 3" x 8' 5" (3.43m x 2.56m)

Double bedroom with uPVC double glazed window to the front. Radiator.



## WET ROOM

A generously sized room with two obscure double-glazed windows to the rear aspect. Comprising wash hand basin and low-level WC and an overhead shower. Hydro safety flooring and extractor fan.

## OUTSIDE FRONT

The front garden is partly enclosed and has been designed with ease of maintenance in mind. The driveway to the side of the property gives parking for up to several vehicles and leads to the: -

### DETACHED GARAGE 23' 5" x 9' 9" (7.13m x 2.97m)

Up and over door and side door leading to the rear garden. We have been informed the garage roof does need replacing.



## REAR GARDEN

The rear garden is secure and ideal for those with younger children and pets and offers a good level of privacy. The rear garden also features a paved patio with neat lawn and landscape flower bed, fruit trees and shrub borders.

## AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'B'.

## SERVICES

Mains metered water, mains drainage, mains electric and mains gas.

## DIRECTIONS

From Camborne Railway Station proceed up the hill into Trevu Road, continue along this road and on entering the village of Beacon continue straight through, along Pendarves Street and after leaving the village there is a garage on the left hand side, continue along the road passing the entrance to Grenville Gardens on the left hand side and then take the next left into Polgine Lane. Take second right (again in Polgine Lane and follow the road around to the left. Turn right and right again where the property will be identified on the right hand side close to the head of the cul-de-sac. If Using What3Words:musically.flasHback.trailer





## MAP's top reasons to view this home

- Detached bungalow
- Dual aspect lounge
- Three bedrooms
- Wet room
- Kitchen/diner
- Double glazing
- Conservatory
- Generous size gardens with fruit trees
- Parking and garage
- Chain free sale



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