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**Langorran Road,
Camborne**

**£345,000
Freehold**





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Property Introduction

Located in a popular residential location is this deceptively spacious three/four bedroom dormer style bungalow.

Benefiting from a workshop, parking for two cars, a beautiful rear garden and two shower rooms, this hugely versatile home offers bedrooms on both floors making the property perfect as a family home or for multi-generational living.

A must-see property having two large double bedrooms on the first floor and one bedroom on the ground floor (our vendor has previously used the lounge as Bedroom Four). The property is within close proximity to local schools and the A30 trunk road, whilst in a surprisingly quiet residential area. The gorgeous rear garden is a real sun trap and with parking, a workshop and a utility room. It really has it all.

Location

Situated on the western side of the town, schooling for younger children is within a short walk whilst senior schooling is also within walking distance. Camborne offers an eclectic mix of both local and national shopping outlets, major banks and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 trunk road can be accessed within half a mile. Within twelve miles, there is the county city of Truro which is the shopping centre for Cornwall, the university town of Falmouth is within a similar distance and the north coast at Portreath is within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

A spacious hallway comprising of carpeted stairs rising to the first-floor and with storage space under. Carpeted flooring and radiator. Doors off to:-

KITCHEN AREA 14' 11" x 9' 10" (4.54m x 2.99m)

uPVC double glazed window to the front. The well-proportioned kitchen is to the front elevation and boasts an integrated gas hob with extractor above and double electric oven. Range of base and eye-level units having a marble effect laminate working surface

and incorporating an inset one and a half bowl sink unit with mixer tap. Space for fridge/freezer and dishwasher. Inset spotlighting, cupboard housing the central heating boiler and laminated flooring. Access to:-

DINING AREA 13' 9" x 10' 1" (4.19m x 3.07m)

uPVC double glazed sliding patio doors to the rear leading out to the garden. Laminate flooring and radiator. Door to:-

UTILITY ROOM 16' 5" x 7' 10" (5.00m x 2.39m) plus doorway

uPVC double glazed windows to the rear overlooking the garden and uPVC double glazed door leading out to the rear garden. Single stainless steel single drainer sink unit and space for washing machine and tumble dryer. Door to:-

WORKSHOP 15' 11" x 7' 5" (4.85m x 2.26m)

uPVC double glazed door and uPVC double glazed window to the front overlooking the garden. Ceiling light.

GROUND FLOOR BEDROOM 10' 9" x 6' 8" (3.27m x 2.03m)

Benefiting from a ground floor bedroom really opens this property up to multi-generational living. Conveniently located next to the ground floor shower room and comprises of a uPVC double glazed window to the front overlooking the garden.

GROUND FLOOR SHOWER ROOM

Low level WC, vanity unit with sink unit above along with splashback and half height tiled surround. Enclosed shower cubicle with shower over. Tile effect linoleum flooring and radiator.

LOUNGE 12' 10" x 11' 3" (3.91m x 3.43m) plus doorway recess

A lovely light room with double doors leading out to the garden offering a lovely view. Carpeted flooring, coved ceiling and skirting boards. Two radiators.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 13' 3" x 9' 7" (4.04m x 2.92m)

A generous sized bedroom with uPVC double glazed windows to the front. Carpeted flooring and ceiling light. Radiator.

BEDROOM TWO 12' 1" x 9' 9" (3.68m x 2.97m) plus recess

A generous sized bedroom with uPVC double glazed window to the rear. Fitted wardrobes, carpeted flooring and ceiling light. Radiator.

SHOWER ROOM

Large uPVC double glazed window to the side. Built-in vanity unit with basin, low level WC, floor-to-ceiling tiling for ease of maintenance, tiled flooring and an enclosed corner shower. Extractor fan, ceiling light and chrome heated towel rail.

DRESSING ROOM 8' 0" x 4' 10" (2.44m x 1.47m)

Carpeted flooring and ample space for clothes and shoes.

OUTSIDE FRONT

To the front of the property, one will find a private driveway where there is parking for two to three cars. The paved driveway leads up to the workshop and to the front, there is a raised garden which is planted with plants and shrubs for ease of maintenance. Paths to both sides of the property provide access to the rear garden.

OUTSIDE REAR

The rear garden features a patio directly in front the lounge and a pergola with sitting area. The garden is on two levels and mainly laid to lawn with beautiful raised planted borders. Steps lead up to the main garden area which is bounded by mature plants and feels incredibly private with high fences for maximum privacy. This really is a gorgeous garden and must be seen to be fully appreciated. It is a fantastic size for a growing family and has ample space for a shed/greenhouse. There is also an outdoor water supply.

SERVICES

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

AGENT'S NOTES

The Council Tax Band for this property is Band 'C'. Prospective purchasers should be aware that the neighbouring properties have a shared access to the sides.

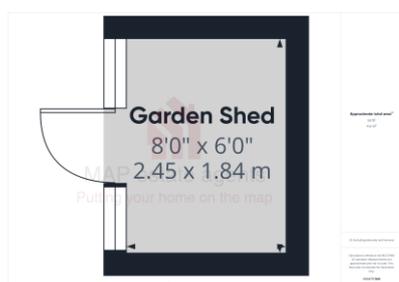


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached dormer style house
- Three bedrooms
- Ground floor shower
- Generous size kitchen/diner
- Dressing room
- First floor shower room
- Utility room and workshop
- Double glazing
- Well established rear garden
- Gas central heating



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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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