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**Penvale Close,
Barripper, Camborne**

**Guide Price £335,000
Freehold**





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Property Introduction

This immaculately presented detached bungalow occupies a generous corner plot with the generous rear garden incorporating a lovely garden room featuring a log burner.

Internally, a spacious hallway gives access to the living room with open fireplace, there is a generous kitchen/diner and a conservatory, two double bedrooms and a shower room.

To the front one will find driveway parking leading to the garage.

To the rear is a delightful generous garden. The property is fully double glazed and warmed via oil-fired central heating.

Viewing highly recommended.

Location

Barripper is a popular village location some two miles from the centre of Camborne and it benefits from a range of nearby country walks and a locally respected village pub. Camborne offers an eclectic mix of both local and national shopping outlets, there are banks, schooling for all ages and a mainline railway station which connects to London Paddington and the North of England.

The A30 can be accessed in half a mile of Camborne and Truro, the county town of Cornwall is within fourteen miles, the university town of Falmouth on the South coast is within a similar distance and the North coast at Portreath which is noted for its sandy beach and active harbour will be found within six miles.

ACCOMMODATION COMPRISES

Double glazed panel door with matching side panel to:-

ENTRANCE HALL

Telephone point. Radiator. Doors off to:-

LIVING ROOM 14' 3" x 11' 3" (4.34m x 3.43m) plus doorway recess

Double glazed windows to front and side. Television point. Radiator. Feature open fireplace with polished stone hearth and surround.

KITCHEN/DINER 20' 5" x 9' 0" (6.22m x 2.74m) plus recess

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over incorporating a stainless steel single drainer sink unit with mixer tap over. Built-in stainless steel double oven with hob inset to worksurface and extractor over. Space and plumbing for washing machine. Tiled flooring. Double glazed window to rear. Complementary wall tiling. Space for fridge/freezer. Built-in cupboard with louvre doors.

DINING AREA

Tiled flooring. Double glazed window to side and French doors to:-

CONSERVATORY 12' 3" x 6' 2" (3.73m x 1.88m)

Of uPVC double glazed construction with dwarf walls. Tiled flooring. Radiator. Double glazed door to rear garden.

BEDROOM ONE 12' 10" x 11' 4" (3.91m x 3.45m)

Two built-in double wardrobes with vanity shelf between. Double glazed window to front. Radiator.

BEDROOM TWO 11' 4" x 9' 10" (3.45m x 2.99m)

Range of built-in cupboards to one wall. Double glazed window to rear. Radiator.

SHOWER ROOM

Fitted with and independent walk-in shower with glazed screen, close coupled WC and pedestal wash hand basin. Heated towel rail. Obscure double glazed window to rear. Complementary wall tiling.

OUTSIDE FRONT

To the front of the property there is gated access leading to the front garden, driveway parking and garage. This garden is well planted with a varied range of plants and bushes with a central gravelled area. Off-road parking leads to the detached:-

GARAGE 18' 0" x 9' 1" (5.48m x 2.77m)

Having an up and over door and courtesy door to rear.

REAR GARDEN

To the rear of the bungalow there is a most generous garden which is mainly laid to lawn incorporating various seating areas from which to enjoy dining outdoors. The garden is home to a fish pond and a fantastic:-

GARDEN ROOM 15' 4" x 9' 6" (4.67m x 2.89m)

Featuring a wood burning stove. Fitted with a range of base units with roll edge worksurfaces over and incorporating a stainless steel single drainer sink unit with mixer tap over. Windows to three sides. Power, light and water connected.

SERVICES

Mains electricity, mains drainage and ,mains water. Oil fired central heating.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

From Camborne Police Station head out of town on the B3303 and take the fourth turning on the right into Barripper Road, continue along this road and on entering the village of Barripper with a public house on the left there is a turning on the right into Penvale Close (identified by Napoleonic canon at the entrance) and take the second turning left. The property will be located on the right hand side. If using What3words bongo.flippers.urban

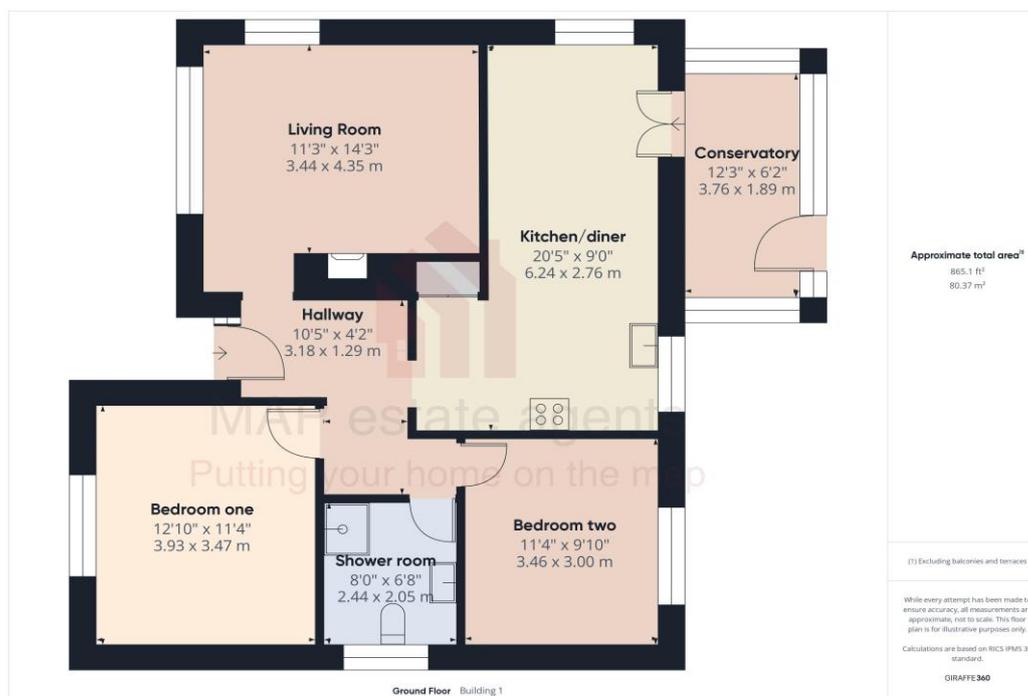


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached corner plot bungalow
- Two double bedrooms
- Generous living room
- Spacious kitchen/diner
- Conservatory
- Enclosed rear garden
- Garage
- Driveway parking
- Double glazing, oil central heating
- Village location



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