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**Believer Parc,
Camborne**

**£290,000
Freehold**





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Camborne**

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Property Introduction

Located within a cul-de-sac and offered for sale with no onward chain, this detached bungalow has been beautifully updated and modernised to create a contemporary style living environment ideal for family occupation. A large entrance porch leads to the kitchen/dining room, there are three bedrooms with the principal bedroom featuring an en-suite and the kitchen/dining room is contemporary in design and focuses on a range style stove and has a wide archway leading to the lounge area. Continuing the contemporary theme, there is a remodelled bathroom which is in a similar style to the en-suite and from the rear vestibule there is a utility room which gives access to a drying courtyard and from here to the rear of the attached garage. The gardens, which are enclosed and offer a good level of privacy, lie mainly to the front and side, are largely lawned with mature shrubs and to the front of the bungalow driveway parking is available for three cars and allows access to the attached garage. In summary, a superbly presented bungalow requiring closer inspection to be fully appreciated. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within a cul-de-sac, this detached corner plot bungalow benefits from a quiet no through road location. The centre of Camborne is within one mile and here one will find a comprehensive range of shopping outlets, together with a mainline railway station with direct access to London Paddington and the north of England. Access to the A30 is within a similar distance. Portreath on the north coast, which is noted for its sandy beach and active harbour, is within six miles, Truro, the administrative and cultural centre of Cornwall is within twelve miles and Falmouth, which is Cornwall's university town on the south coast is within thirteen miles.

ACCOMMODATION COMPRISSES

Composite double glazed door opening to:-

ENTRANCE PORCH 8' 7" x 7' 11" (2.61m x 2.41m)

uPVC double glazed window to the side incorporating a granite sill. Slate flooring and inset low voltage spot lighting. Half glazed door opening to:-

KITCHEN/DINING ROOM 20' 4" x 9' 0" (6.19m x 2.74m)

Two uPVC double glazed windows to the front. Remodelled in a contemporary style with a range of eye level and base 'Shaker' style units with adjoining thin edge resin working surfaces arranged on three sides to form a breakfast bar and with an underslung one and a half bowl sink unit with mixer tap. Integrated fridge/freezer, 'Leisure' range style cooker with extractor hood over and extensive

ceramic tiled splashback. Inset low voltage spotighting, laminate flooring and 'Dimplex Quantum' electric storage heater. Wide squared archway through to:-

LOUNGE AREA 9' 11" x 9' 9" (3.02m x 2.97m)

Featuring low voltage spotighting, laminate flooring and with a 'Dimplex Quantum' storage heater. Door to:-

INNER HALL

Laminate flooring and low voltage spotighting. Access to loft space and vertical panelled doors open off to:-

BEDROOM ONE 10' 9" x 9' 7" (3.27m x 2.92m)

uPVC double glazed window to the side. Laminate flooring and 'Dimplex Quantum' storage heater.

PRINCIPAL BEDROOM TWO 12' 4" x 9' 7" (3.76m x 2.92m)

uPVC double glazed window to side. Laminate flooring and 'Dimplex Quantum' storage heater. Vertical panelled door to:-

EN-SUITE

Contemporary in style with a close coupled WC, wall hung vanity wash hand basin and low entry oversize shower enclosure with 'Mira Sport' electric shower. Full ceramic tiling to walls, towel radiator and slate effect tiled floor. Low voltage spotighting.

BATHROOM

uPVC double glazed window to side. Again, contemporary in design with a close coupled WC, wall hung vanity wash hand basin and panelled bath with 'Mira Sport' electric shower over. Full ceramic tiling to walls, towel radiator and slate effect tiled floor. Low voltage spotighting.

BEDROOM THREE 11' 11" x 7' 2" (3.63m x 2.18m)

uPVC double glazed window to side. Laminate flooring. Low voltage spotighting and 'Dimplex Quantum' electric storage heater.

REAR VESTIBULE

uPVC double glazed door opening to the side garden, slate tiled floor and door to:-

UTILITY 8' 11" x 7' 6" (2.72m x 2.28m) plus door recess

uPVC double glazed window to the front. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit and mixer tap. Space and plumbing for an automatic washing machine and tumble dryer. Slate tiled flooring and uPVC double glazed door to courtyard.

COURTYARD

Ideal as a drying area with access to the attached garage and having an outside water supply.

OUTSIDE

To the front of the property there is parking for three vehicles on a hard standing which also gives access to the attached garage. To one side there is a lawned and shrubbed garden which extends to the side of the property where there is a further lawned garden with an extensive range of mature shrubs, patio and offers a high level of privacy.

GARAGE 20' 11" x 9' 2" (6.37m x 2.79m)

Up and over door and having power and light connected.

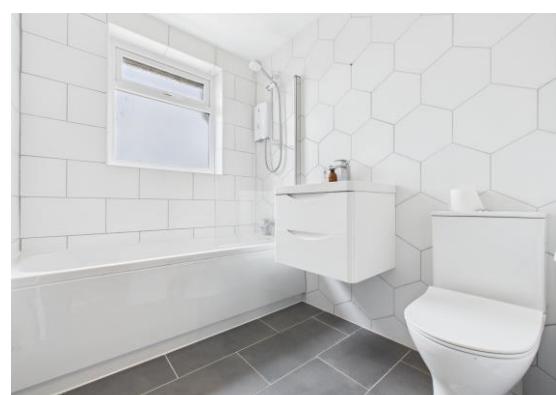
SERVICES

Mains metered water, mains electric and mains drainage.

AGENT'S NOTE

The property is band 'C' for Council Tax. Please note, some internal images have been furnished with the use of CGI. **DIRECTIONS**

Driving along Trevenson Road at the major junction at the top of East Hill, turn right into Dudnance Lane and at the first set of traffic lights turn right onto the A3047 and at a roundabout take the third exit into Dolcoath Road and then turn immediately right into Church View Road, the entrance to Bellever Parc will be found on the left hand side and driving into Bellever Parc turn right and right again where the property will be identified on the right hand side. If using What3words:- file.obliging.suffer



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



MAP's top reasons to view this home



Approximate total area⁽¹⁾

1093 ft²
101.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- Detached corner plot bungalow
- Chain free sale
- Extensively updated in a contemporary style
- Three bedrooms with principal en-suite
- Superb kitchen/dining room
- Lounge area from kitchen/dining room
- Upgraded bathroom
- Utility room
- Enclosed gardens
- Parking for three cars 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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