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BILL BANNISTER

Sales & Lettings



Monterey Tehidy Road

Camborne, TR14 0NA

Guide Price £475,000



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In a particularly sought after area, coming to market is this quite deceptively spacious detached dormer bungalow with five bedrooms, two of which are en-suite. Offering versatile accommodation across two levels makes this property an ideal family home and as such, an early viewing is recommended. Set back from the road with a good sized driveway, this home typically combines convenient ground floor living with additional bedrooms and a family bathroom in the roof space. A unique part of the home is an interconnecting feature that allows the master bedroom to function either as part of the main house or as a semi-independent area given its en-suite links to a utility room that in turn links to the kitchen/diner and from there to the lounge. Double glazed throughout, complemented by LPG heating, on entry there is a useful vestibule from where access is gained to the integrated garage. Thereafter, a reverse L-shaped hallway links to all of the living areas. The master bedroom with en-suite can be found to the right whilst there is another bedroom opposite. The hallway leads to the lounge/living room which can operate open plan with the kitchen/diner or be divided by the casement glazed internal French doors. The lounge opens into a large triple aspect conservatory which overlooks the westerly facing rear garden. Returning to the hallway, there is access to the second bedroom with both an en-suite and a large built in wardrobe. A switchback staircase leads to the two first floor double bedrooms, built into the roof space, which are split by a family bathroom. Externally, a significant front driveway offers a sense of privacy and seclusion with access to the rear available to each side of the property. The rear garden is primarily laid to lawn with both planting and decorative borders along with a large garden shed having both lighting and power. It is also fully enclosed making it a safe haven for both children and pets alike. Camborne town centre can be reached in under twenty minutes on foot where there are considerable amenities including a mainline railway station that serves London as well as many other destinations both in and out of the county. Further afield, Portreath Beach, with its access to the South West Coastal Path, is within a ten minute drive as are Tehidy Country Park and Tehidy Park Golf Club. Furthermore, there are many other local beaches and attractions within easy reach.

Upvc door with a full clear double glazed panel opens to:

ENTRANCE VESTIBULE

Internal upvc front door with two obscure double glazed panels opens to the hallway. Window looking into Study/Bedroom 5 and door to:

INTEGRATED GARAGE

23'11" x 9'3" (7.30m x 2.82m)

Manual roller door, lighting and power. High level upvc double glazed window to the rear overlooking the side aspect. Two loft access hatches.

HALLWAY

Reverse shaped hallway with an open understairs storage area and stairs to the first floor. Mains smoke alarm and two full height storage cupboards.

BEDROOM 5/STUDY

7'10" x 8'8" (2.39m x 2.66m)

Radiator and a clear double glazed window looking into the entrance vestibule. Ceiling fan.

MASTER BEDROOM

11'0" x 13'4" (3.36m x 4.08m)

Upvc double glazed window overlooking the front driveway and aspect with a radiator below. Door to:

EN-SUITE SHOWER ROOM

6'3" x 9'11" (1.91m x 3.04m)

Low level wc and a wash hand basin with aqua board splash back, a pull cord light and mirror above. Large shower enclosure with a Triton Ivory Mark II electric shower and sliding glass entry. Intervent extractor and a radiator below a upvc obscure double glazed window overlooking the front aspect. An interlinking door opens to:

UTILITY ROOM

6'0" x 5'0" (1.85m x 1.54m)

Space and plumbing for a washing machine below a straight edge worktop. Worcester boiler and a upvc door with two obscure double glazed panels leads to the rear/side pathway. RDL extractor fan.

KITCHEN/DINER

22'4" x 11'4" (6.83m x 3.46m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space and plumbing for a dishwasher, a Smeg integrated electric hob and an integrated extractor hood above. Integrated double oven and grill plus space for a tall fridge/freezer. Radiator and a upvc double glazed window overlooking the rear garden and aspect. Breakfast bar and a second radiator below a upvc double glazed window overlooking the rear garden and aspect. Casement glazed French doors open to:

LOUNGE

19'10" x 11'8" (6.06m x 3.56m)

Radiator and a upvc double glazed window overlooking the side aspect. Electric coal effect fire set on a tiled hearth with a tiled and wooden fireplace surround. Sliding patio doors open to:

CONSERVATORY

14'0" x 10'1" (4.29m x 3.09m)

A triple aspect with upvc double glazed windows overlooking the rear garden and aspect. Upvc double glazed French doors open out to the rear patio.

BEDROOM 2

11'10" x 11'6" (3.63m x 3.52m)

Upvc double glazed window overlooking the side aspect. Radiator. Large built-in wardrobes with hanging space, shelved storage and concertina doors. A concertina door opens to:

EN-SUITE SHOWER ROOM

Low level wc below a upvc obscure double glazed window to the side aspect. Wash hand basin with a tiled splash back and mirror above. Fully tiled shower enclosure with a concertina door entry and a Triton Cara electric shower. Airvent extractor.

FIRST FLOOR

Tel: 01209 210333

LANDING

Mains smoke alarm.

BEDROOM 3

12'10" x 15'8" (3.92m x 4.78m)

Two double glazed wood framed skylights to the rear aspect. Radiator and a low level door opens to the roof space/storage. Door to a walk-in wardrobe 1.44m x 1.92m (4'9 x 6'4).

BEDROOM 4

10'1" x 15'6" (3.09m x 4.74m)

Two double glazed wood framed skylights to the rear aspect. Radiator and two low level access doors to the roof space/storage.

FAMILY BATHROOM

7'2" x 7'8" (2.20m x 2.35m)

Low level wc, wash hand basin with a tiled splash back and an inset mirror above. Bath with a tiled splash back and a shower mixer tap with a glass shower screen. Wood framed double glazed skylight to the rear aspect. Radiator and a hatch door to further roof storage space.

OUTSIDE

A farm style gate opens to a driveway providing parking for up to five vehicles. There is a border of mature plants, shrubs and trees to one side and a traditional walled border to the other. There is a free standing outside lamp and a fenced border above a traditional walled border leads to a pathway with a door opening to the utility room. A gate provides access to the rear garden adjacent to an area housing the LPG tank/storage area and two outside lights. The rear garden has a raised SHED 4.28m x 2.40m (14'1 x 7'10) with lighting and power plus an exterior light. There is a slabbed patio with a raised border feature of Palm Trees, plants, shrubs and further trees. The garden is mostly laid to lawn with a further bark chipping border. There are borders of mature shrubs and trees with a raised brick pond feature. A pathway wraps around to the front, there is a further external tap and two external lights.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right at the double mini roundabout in Pool. Continue along this road

towards Tehidy and straight over the mini roundabout into Mount Whistle Road. Continue past Tehidy Gardens on the left and then take the second turning left sign posted to Roscroghan. Proceed along this road passing Duchy College on the right and the property will be found on the right hand side opposite the turning to Roseland Park.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

Private drainage (septic tank), mains water, mains electricity and LPG gas heating.

Broadband highest available download speeds - Standard 8 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good indoor & variable outdoor, Three - Good outdoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



Road Map



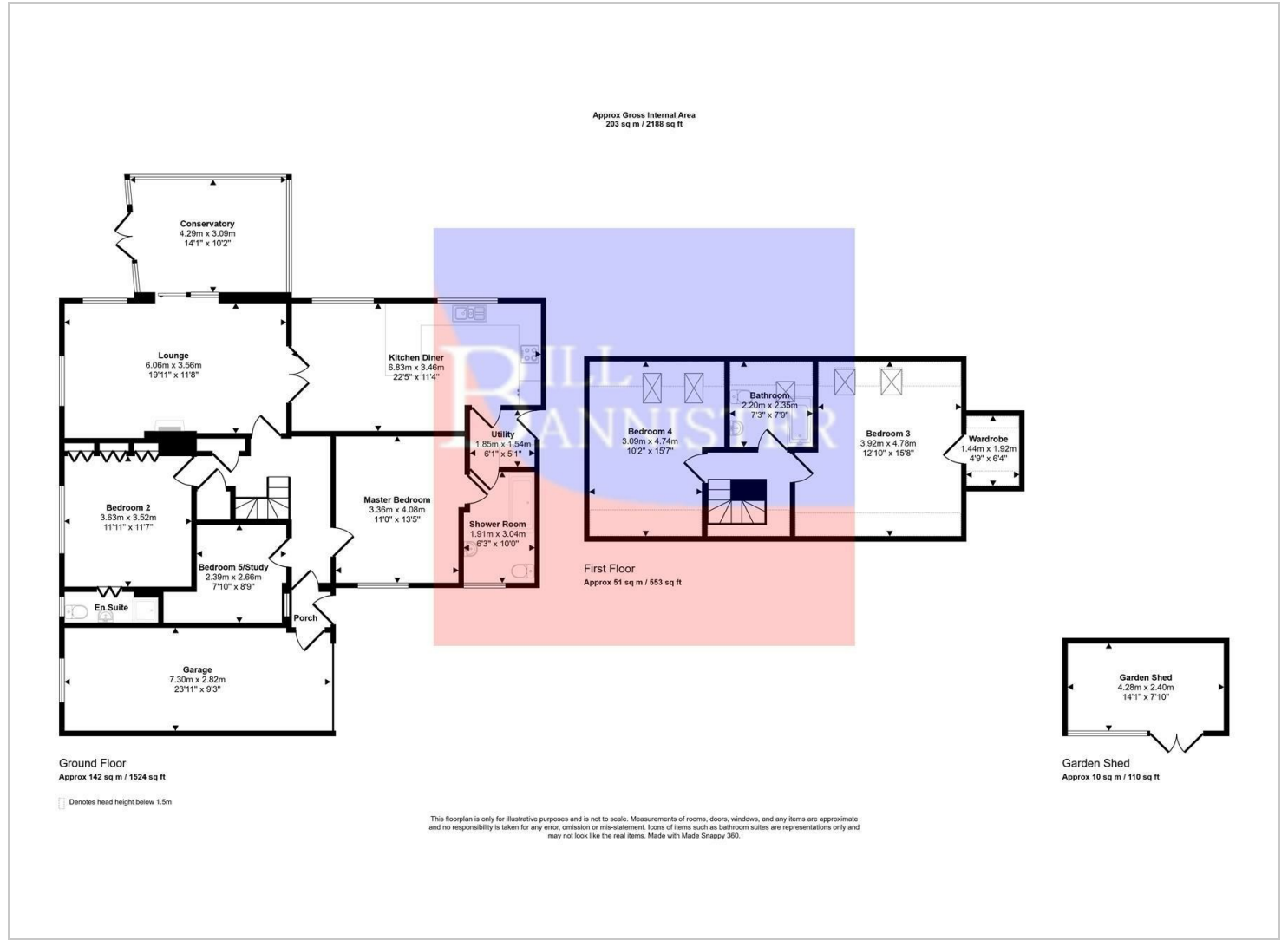
Hybrid Map



Terrain Map



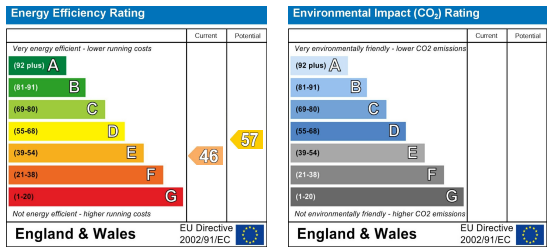
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.