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Sales & Lettings



2 Nancevallon

Higher Brea, Camborne, TR14 9DE

£319,950



This very well presented modern link detached bungalow sits in lovely well stocked gardens and benefits from family sized living accommodation. There are three bedrooms, a lounge, fitted kitchen, a utility/dining area, a family bathroom and the bonus of a separate shower room. The property is double glazed and this is complemented by gas fired heating. In addition to the gardens there is a garage and driveway parking for up to three vehicles.



Sited in a delightfully quiet and private cul-de-sac in Brea village, on the outskirts of Camborne, this link detached bungalow offers very spacious family living with a charming wraparound garden. The driveway offers parking for up to three vehicles in addition to a single garage that also has power and lighting. There are three bedrooms, a family bathroom complemented by a further shower room and wc, a very spacious lounge with access to the substantial front garden through French doors, a modern kitchen and a dining/utility area. The garden wraps around the front through to a side patio area and on into the rear garden creating a continuous, flowing outdoor space connecting different parts of the property, all within a peaceful environment. In addition, there is a nearby children's play area and Camborne town centre with its comprehensive amenities can be accessed within a few minutes by car. Further afield, the north Cornwall coast can be reached within around fifteen minutes as well as many other local towns and attractions.

Upvc double glazed front door with two large obscure glazed panels leading to:

T SHAPED HALLWAY

Door to storage cupboard with hanging space and shelved storage. Door to:

SHOWER ROOM

Low level wc, wash hand basin with a tiled splash back and fully tiled shower cubicle with a Triton Cara electric shower. Double glazed obscure high level window to the front aspect. Extractor fan.

LOUNGE

16'6" x 16'11" (5.03m x 5.18m)
Radiator and upvc double glazed French doors with side panels overlooking the front garden and views beyond.

BEDROOM 1

11'9" x 9'8" (3.59m x 2.96m)
Radiator and a upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2

7'8" x 11'9" (2.36m x 3.60m)
Radiator and a upvc double glazed window overlooking the rear garden.

BEDROOM 3

7'11" x 8'5" (2.43m x 2.59m)
Radiator and a upvc double glazed window overlooking the rear garden and aspect.

FAMILY BATHROOM

7'11" x 8'4" (2.42m x 2.55m)
Low level wc, wash hand basin with a tiled splash back, panelled bath with a shower tap attachment and a fully tiled surround. Two upvc double glazed obscure windows to the rear aspect. Storage cupboard with shelving space housing an Ideal Ispirit Eco boiler.

KITCHEN

8'4" x 11'10" (2.55m x 3.62m)
Fitted with a range of eye level and base level units with roll edge work surfaces. Built-in AEG double oven/grill and a built-in AEG induction hob with an extractor over and black glass splash back. Composite single sink and drainer plus plumbing for washing machine and plumbing for a dishwasher. Upvc double glazed window overlooking the rear garden and aspect plus a casement glass door leading to:

DINING/UTILITY AREA

5'4" x 7'10" (1.63m x 2.39m)
Double glazed upvc half glazed door leads to the rear patio area.

OUTSIDE

There are wraparound gardens and to the front low level gates lead to the driveway providing parking for up to three vehicles. A pathway leads to the front door with steps to the property and access to the GARAGE 2.71m x 5.96m (8'11 x 19'7) with an up and over door, lighting, power and an obscure glazed window to the rear. The large front garden is mainly laid to lawn with borders of mature bushes, hedges and trees. There is stepped access to the lounge via French doors with an outside light above and there is a summerhouse included. A pathway leads to the rear garden which has a raised mainly laid to lawn area with borders of mature bushes, shrubs and trees. There is an outside tap and a pathway forms a defined border between the rear of the property and the lawned area. An access door takes you to the rear of the garage and there is also a useful shed.

DIRECTIONS

Passing the front of Tesco Extra at Pool proceed to the junction, turn right and then take the first left at the traffic lights and over the railway bridge. Take the first turning right sign posted Brea and follow this road into Higher Brea. Take the first turning left into New Road passing a terrace of cottages on the left and then turn right into Nancevallon where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

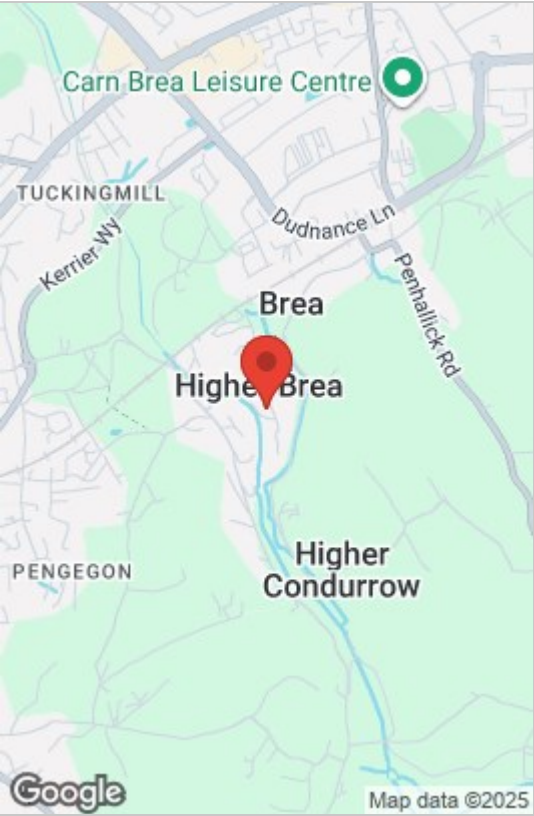
SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

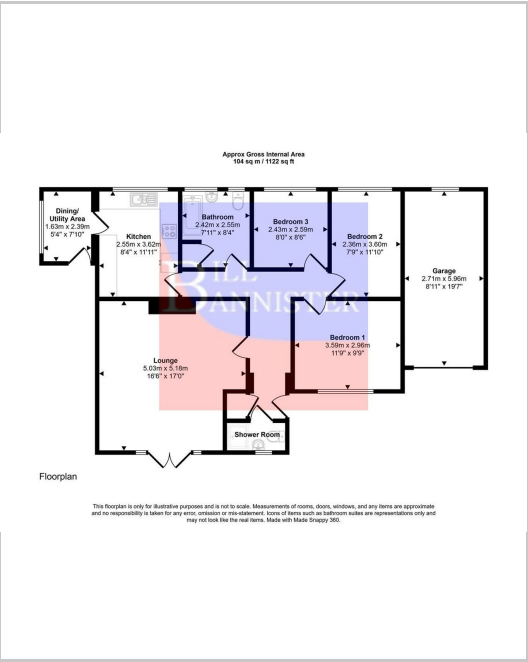
Broadband highest available download speeds - Standard 4 Mbps, Superfast 38 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Limited, Vodafone Limited (sourced from Ofcom).

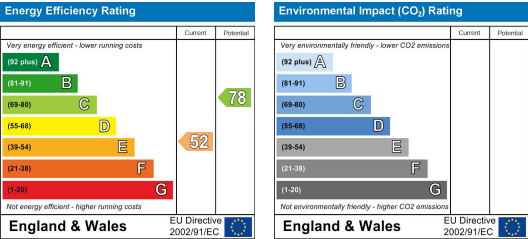
Area Map



Floor Plans



Energy Efficiency Graph



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