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# BILL BANNISTER

Sales & Lettings



## 11 Roseland Park

Camborne, TR14 8LU

**£289,950**



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Set in a most convenient location for local amenities, we are very pleased to bring to market this four bedroomed bungalow sited at the bottom of a quiet cul-de-sac. Enjoying a good level of privacy, you enter into the property via an entrance vestibule initially before an obscure glazed internal door leads into the staggered hallway which allows access to all of the living areas. The lounge/ living room has full length UPVC patio doors which have a very pleasant outlook over the well manicured front garden. The dining room gives open access to the fitted kitchen which has the useful addition of a breakfast bar. The four bedrooms run front to back. The double bedroom at the front of the property enjoys the outlook over the front garden. The second and third bedrooms are positioned in the middle of the property with the fourth to the rear. The bedrooms are complemented by a family bathroom, set within the heart of the property with natural light courtesy of high level obscure glazed windows to the utility room. Heating is provided via gas fired central heating and it should be noted that a new boiler was fitted in July 2025 and this is complemented by double glazing throughout. Externally, to the front, there is a driveway with parking that can accommodate at least two cars and this leads up to a single garage with an external light, an up and over door, lighting and power and a rear workshop come potting area. The front garden has been well looked after with lovely mature borders of bushes, shrubs and plants that surround the raised laid to lawn area and its south east facing aspect certainly benefits from the sunshine and will certainly appeal to those with gardening tendencies. A pathway to the rear leads to the front door. The rear garden has somewhat of an elevated feel and is in a courtyard style with patio area and traditional walled rear border. There is a side access door into the workshop area of the garage. A gate opens to a pathway leading to the front of the property. In terms of location, this property is well placed in terms of schools with a local academy, junior and primary schools are easily accessible. Camborne town centre can be reached in under fifteen minutes or so on foot or via a short drive. Here, you will find a major supermarket and the many other amenities within the town. There is a second supermarket within a five minute drive. A mainline railway station offers services to London amongst other destinations and can be reached in under 20 minutes on foot or via a short drive. There are also bus services available. The A30 trunk road is very accessible being approximately a 5 minute drive. Further afield, Portreath Beach, with its access to the

famous South West Coastal Path, is around 10 minutes by car. Tehidy Woods, the largest area of woodland in West Cornwall, is within' a similar distance.

Upvc front door with a half obscure double glazed panel opens to:

#### **ENTRANCE VESTIBULE**

Internal door with a decorative obscure glazed panel and two decorative obscure glazed side panels opens to:

#### **STAGGERED HALLWAY**

Radiator, loft access hatch and a built-in two parts full height shelved storage cupboard. High level textured decorative obscure glazed window to the bathroom. Sliding door opens to:

#### **LOUNGE**

**9'10" x 12'6" (3.01m x 3.83m)**

Full length upvc double glazed sliding patio doors opening out to the front garden. Inset coal effect electric fire set on a marble hearth with a marble fireplace and a wood surround. Radiator, inset ceiling lighting and a textured decorative obscure glazed window to the kitchen/diner.

#### **KITCHEN/DINER**

**8'0" x 8'7" + 10'7" x 12'3" (2.46m x 2.62m + 3.23m x 3.74m)**

Radiator and a built-in full height storage cupboard housing a Worcester boiler. Open access to the kitchen area with a full height shelved storage cupboard. The kitchen is in a G shape format fitted with a range of eye level storage cupboards with one clear glazed cupboard. Range of base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space for a gas cooker with an integrated extractor hood above. Breakfast bar to one end and a upvc double glazed window overlooking the rear garden and aspect. Single stainless steel sink and drainer below a clear glazed window looking into the utility area. Space and plumbing for a washing machine. Casement obscure glazed door leads to:

#### **UTILITY ROOM**

**4'3" x 8'2" (1.31m x 2.51m)**

Upvc door with a half obscure double glazed panel leads to the rear garden. High level storage cupboards above a work bench. Space for a separate fridge and freezer. Obscure glazed window to the bathroom. Loft access hatch.

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### SEPARATE WC

Low level wc, wash hand basin with a tiled splash back and a high level upvc double glazed window to the rear aspect.

### BEDROOM 1

11'3" x 9'10" (3.43m x 3.00m)

Upvc double glazed window overlooking the front garden and aspect. Radiator and recessed ceiling lighting.

### BEDROOM 2

8'9" x 8'5" (2.67m x 2.59m)

Radiator below a upvc double glazed window to the side aspect.

### BEDROOM 3

10'0" x 6'1" (3.06m x 1.86m)

Upvc double glazed window to the side aspect and a radiator.

### BEDROOM 4

5'11" x 8'3" (1.82m x 2.54m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

### FAMILY BATHROOM

7'7" x 5'4" (2.32m x 1.65m)

Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Bath with a Mira Sprint electric shower over and a tiled splash back. Xpelair extractor fan, a radiator and a high level obscure glazed window to the utility area.

### OUTSIDE

The front garden is south east facing and takes advantage of the sunny aspect. There is a laid to lawn area with borders of mature bushes, shrubs and plants. A side driveway provides parking for

at least two vehicles and leads to a GARAGE 2.60m x 6.72m (8'6 x 22'1) with an up and over door, an external light, power and lighting plus a useful rear workshop/potting area. The rear garden is low maintenance in a courtyard style being laid to patio with a traditional walled border. There is an external door leading to the workshop.

### DIRECTIONS

From our office in Redruth take the main road towards Camborne, through Pool and up to the crossroads and traffic lights at the top of Tuckingmill Hill. Proceed down the hill and turn right by the mattress shop into North Roskear Road. At the mini roundabout continue straight on into Eastern Lane. At the T junction take the second turning right into Kings Road and continue on into Roseland Park. Take the first turning on the left and the property will be found at the head of the cul-de-sac.

### 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 18 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -

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



## Road Map



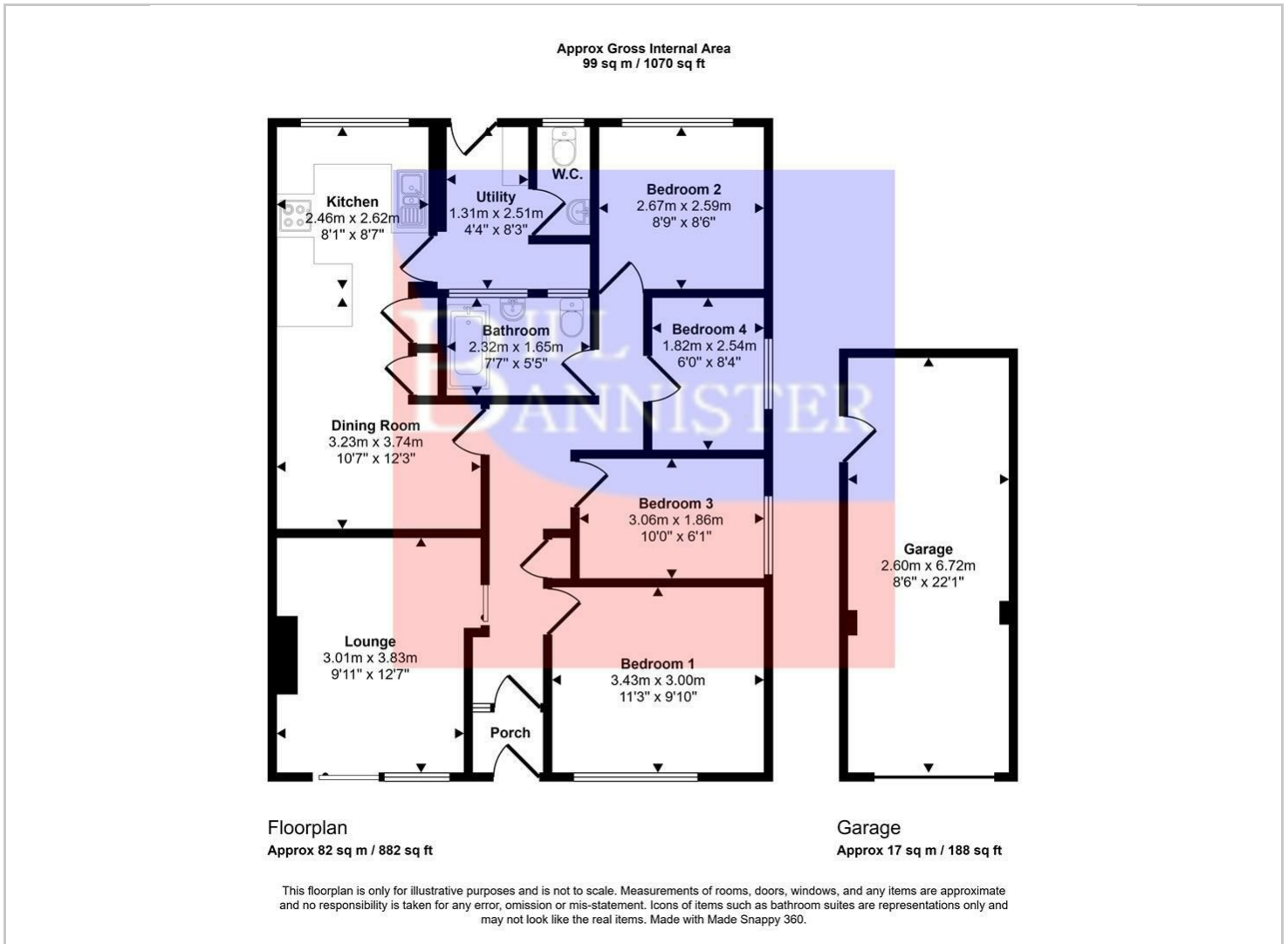
## Hybrid Map



## Terrain Map



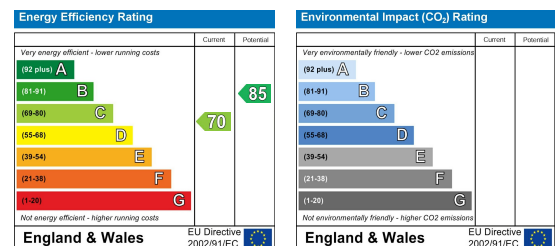
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.