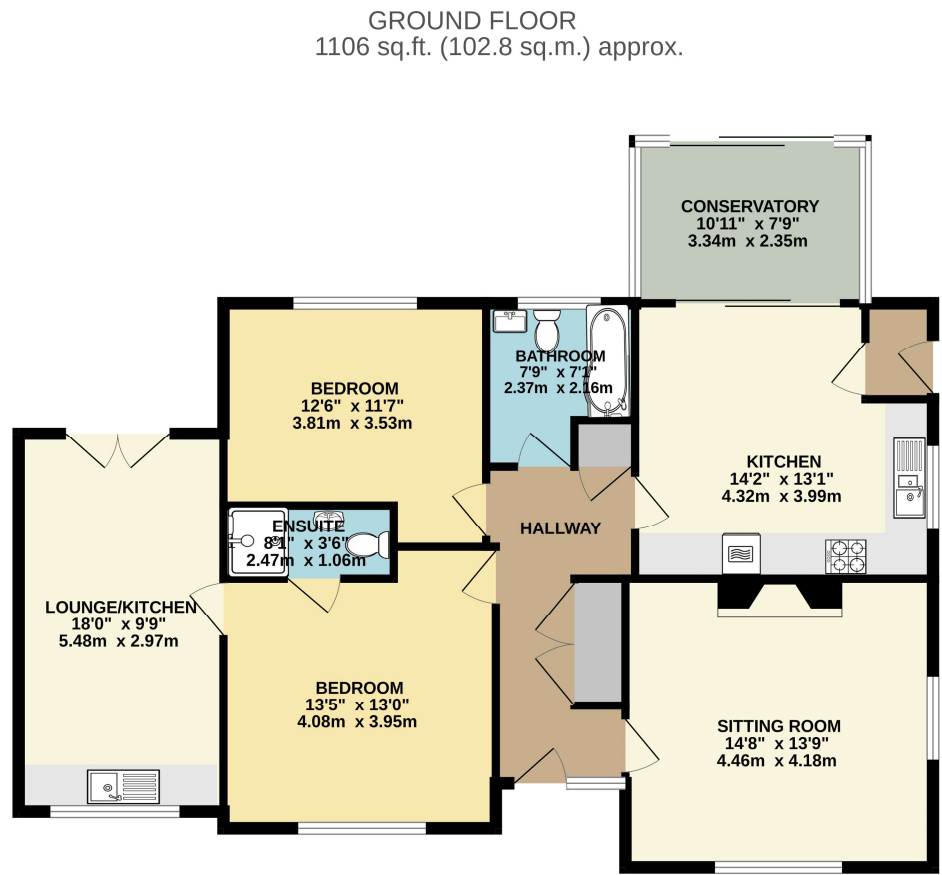
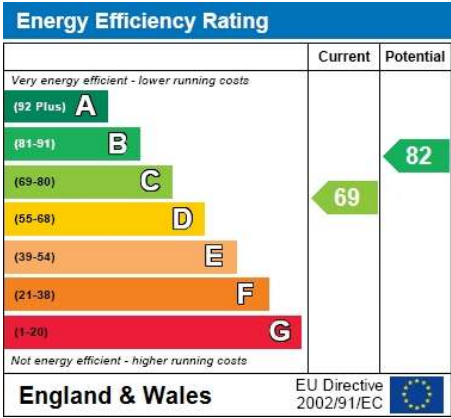




TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Detached 1 -3 bedroom bungalow
- Integral Annexe
- Parking for 3-4 vehicles
- Beautifully decorated and maintained throughout
- Quiet and tranquil location
- Walking distance to all amenities
- Countryside views



Offers in Excess of £289,000

Price Reduced Kernow Properties are pleased to present this immaculate, modern interior, bungalow with integrated Annexe and parking for 3-4 vehicles. Located on Trevia Lane on Sportsmans Road,



Description

Kernow Properties are pleased to present this immaculate, modern interior, bungalow with integrated Annexe and parking for 3-4 vehicles. Located on Trevia Lane on Sportsmans Road, Camelford. A quiet, secluded spot with views over open countryside. Easy walking distance to shops, schools, sports centre, and doctors surgery. Well maintained and ready to go. If the annexe is not required, it can easily be reintegrated into the main property to create a three bedroom detached bungalow.

Hallway

From the parking area, enter the bungalow through a upvc glazed door with a glazed side panel into a bright and spacious hallway with doors leading off to the annexe, bedroom, bathroom, kitchen/diner, and lounge. There is a large storage cupboard with double doors and a further cupboard housing the hot water cylinder. Central heating radiator.

Lounge

14'8" (4.47m) x 13'8" (4.17m) Max A good sized, bright, twin aspect room with windows to the front and side aspects. A slate and stone fireplace with a built in log burner. Central Heating radiator.

Kitchen/Diner

14'0" (4.27m) x 13'0" (3.96m) Large window to the side aspect, patio doors leading to the conservatory to the rear aspect. Doors leading to the hallway, and side porch. Fitted with a modern pastel grey kitchen with wall and base units and roll top work surfaces. Eye level oven and grill with a four ring ceramic hob and extractor above. Room for a washing machine and fridge freezer. Laminated wood effect quality flooring. Sink with drainer and mixer tap. Radiator.

Conservatory

6'9" (2.06m) x 10'9" (3.28m) Wood effect upvc frame with full length windows and poly carbonate roof. Sliding patio doors lead out to the rear garden. Quality wood effect laminate flooring. Electrical points.

Side Porch

Small but useful area with doors to the kitchen and to the side aspect. Room for a dryer.

Bedroom (Main House)

12'5" (3.78m) x 11'8" (3.56m) Max Large window to the rear aspect. Quality wood effect laminate flooring. Radiator.

Annexe Bedroom

13'0" (3.96m) x 11'10" (3.61m) The annexe was originally converted from a bedroom and converted garage but with minimum effort could be utilised as a further two bedrooms for the main property. As it is, there is a lounge/kitchen, and bedroom with en suite shower room. The bedroom is bright and airy with a large window to the front, overlooking the parking area and garden. Doors lead to the hallway, lounge/kitchen, and en suite shower room. High quality laminate flooring. Radiator.

En Suite Shower Room

An up to date shower room comprising an enclosed walk in shower (mains) with glass screen. Sink on a vanity unit with storage, and a low level WC. Heated towel rail, and extractor fan.

Annexe Lounge/Kitchen

9'4" (2.84m) x 17'7" (5.36m) This is a large, long room with patio doors to the rear aspect leading to the rear garden and patio, and window to the front aspect overlooking the front garden and parking. The kitchen area has wall and base units with roll top work surfaces and room for a fridge. There is an inset stainless steel sink with mixer tap. Radiator. Quality wood effect laminate flooring.

Outside

From Trevia Lane, enter into the parking area through two large, farm style wooden gates. Plenty of parking for 3-4 vehicles. Planting areas to the sides with wooden access gates leading to both sides. Paved pathways lead around both sides to the rear which is also paved for low maintenance. To one side is a new enclosure for the new outside oil boiler and tank. The rear is fenced to all sides with expansive countryside views beyond.

Agents Notes

This is an extremely well cared for property decorated in modern pastel greys and whites. Quality wood effect laminate flooring throughout. If you have a relative in need of independent accommodation, or perhaps it could earn an income as a holiday let! The point being that this property is very versatile . The bungalow is situated in a very quiet and tranquil location and would of great interest to any type of buyer.

