

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£350,000

Park Holly, Treswithian, TR14 7NQ



- DETACHED BUNGALOW
- FOUR BEDROOMS
- SELF CONTAINED ANNEXE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR UP TO 5 VEHICLES
- TWO RECEPTION ROOMS
- SUMMERHOUSE
- WELL PROPORTIONED ACCOMMODATION

A well-presented Four Bedroom Detached Bungalow with Two Reception Rooms and potential for an annexe for a dependant relative or older child in the rural hamlet of Treswithian but within easy reach of the A30 trunk road and Camborne town with its range of local and national shopping facilities, doctors surgery and mainline railway station. The property has a rural aspect to the front overlooking farmland and an enclosed garden to the rear. The property is warmed by electric heating in addition to two open fires and is double glazed. The accommodation comprises of: - Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Rear Lobby, Two Double Bedrooms (one accessed via the rear lobby with an ensuite shower room/WC and its own entrance door) and Two Single Bedrooms and a Bathroom/WC. There is parking for four to five vehicles to the front of the property and to the rear there is an enclosed garden with a fully insulated summerhouse with power and light. EPC: F.



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Approached via a tarmac parking area with steps up to the front door opening into:-

ENTRANCE VESTIBULE

There is provision for coat hanging and a door to:-

ENTRANCE HALL

There are doors to all rooms and a night store heater.

LOUNGE

12'10" x 12'5" (3.91m x 3.78m)

A good sized reception room with a double glazed window to the front, feature fireplace with open fire and tiled surround, TV Aerial point, Coved and textured ceiling with decorative ceiling rose, dado rail and picture rail.

DINING ROOM

12'10" x 12'2" (3.91m x 3.71m)

A well-proportioned second reception room with a double glazed window to the front, feature fireplace with open fire and tiled surround, night store heater, coved ceiling, dado rail and picture rail.

KITCHEN/BREAKFAST ROOM

18'9" x 9'0" (5.72m x 2.74m)

Comprising of a range of eye level and base units with work surface over, inset sink with side drainer, space and plumbing for a dishwasher, range cooker with LPG gas hob and electric oven with extractor over, double glazed window to the front, loft access hatch and a door to:-

UTILITY ROOM

There is space and plumbing for a washing machine and a further utility space, double glazed window to the rear, door opening to the rear garden and a door to:-

REAR LOBBY

There is a door to the front, wall mounted electric heater and a door to the annexe.

BEDROOM ONE

14'1" x 9'1" (4.29m x 2.77m)

A well-proportioned main bedroom with double glazed windows to the rear and side, two wall mounted electric panel heaters and a textured ceiling.

BEDROOM TWO

10'6" x 7'10" (3.20m x 2.40m)

A generous single bedroom with a double glazed window to the rear and a wall mounted electric panel heater.

BEDROOM THREE

10'6" x 6'11" (3.20m x 2.11m)

A well-proportioned single bedroom with a double glazed window to the rear and a wall mounted electric panel heater.

BATHROOM/WC

The suite comprises of a panel bath with electric shower over, low level flush WC, pedestal mounted wash hand basin, heated towel rail, tiled walls, loft access hatch and an obscure double glazed window to the rear.

ANNEXE

BEDROOM

15'6" x 7'10" (4.72m x 2.39m)

There is a double glazed window to the side overlooking the rear garden, wall mounted electric panel heater and a door to:-

SHOWER ROOM/WC

Comprising of a fully tiled shower area separated from the close coupled WC and wash hand basin. Windows to the rear, wall mounted electric heater and an electric towel rail.

OUTSIDE

FRONT GARDEN

The front of the property is mostly laid to tarmac providing a substantial parking area with some raised bed planting.

REAR GARDEN

Fully enclosed to provide a safe and secure environment for children and pets alike, mostly laid to lawn with an enclosed vegetable plot, patio area, fish pond and bounded by mature shrub borders.

SUMMERHOUSE

The summerhouse has been fully insulated for all year round use and has double opening doors, power and light.

OFF ROAD PARKING

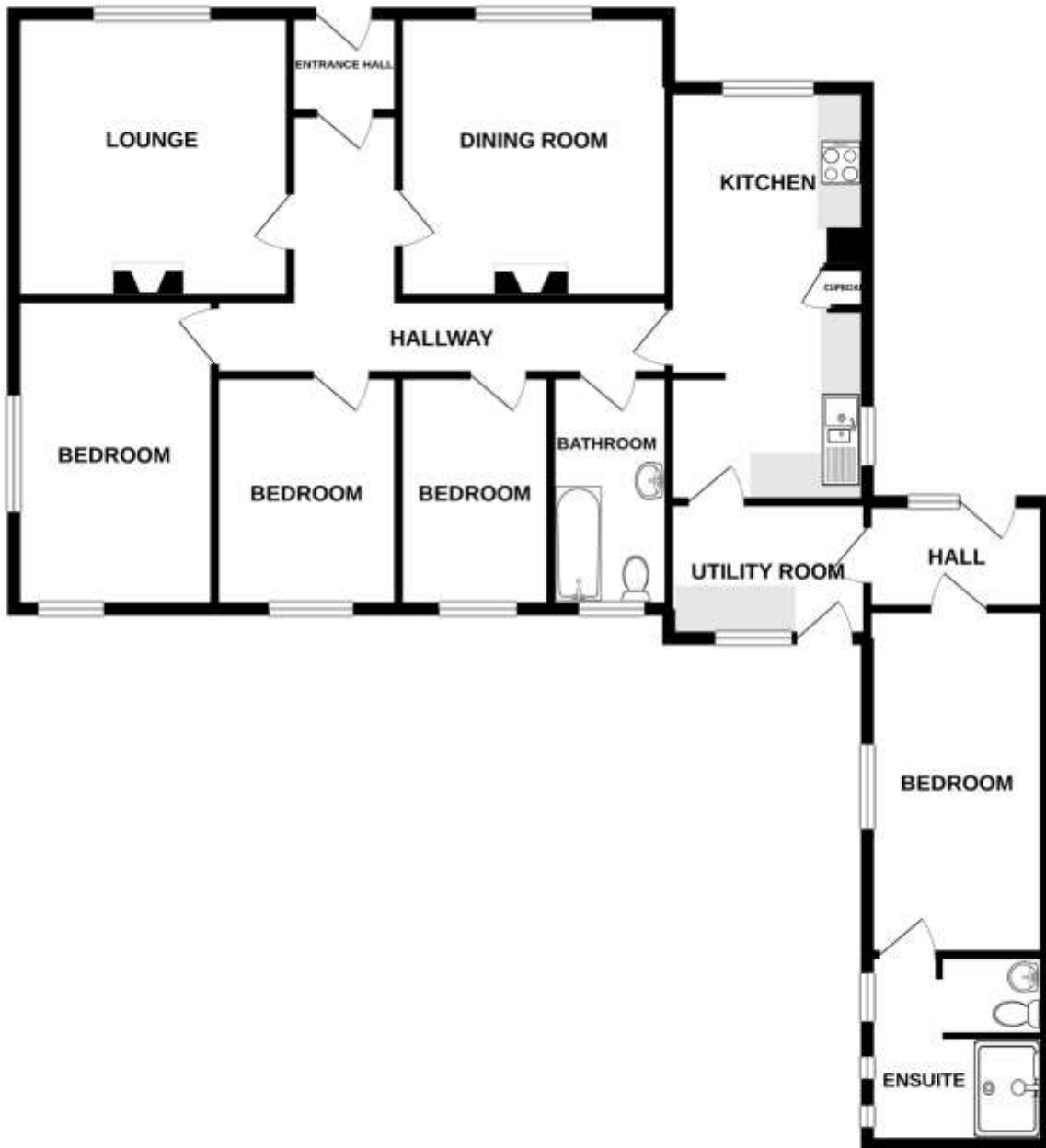
There is a tarmac parking area to the front of the property providing parking for up to five vehicles.

ENERGY EFFICIENCY RATING

This property has been rated as F (28) with a potential rating of C (73).



GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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