

Rosewarne
Gardens
Camborne
TR14 8TH

Asking Price £325,000

- DETACHED THREE BEDROOM BUNGALOW
- FLEXIBLE AND ADAPTABLE ACCOMMODATION
- REALLY IMPRESSIVE WRAP AROUND GARDEN
- SEPARATE OVER THE ROAD GARDEN
 - DRIVEWAY AND GARAGE
- STUNNING RECENT EXTENSION
- LOTS OF RECEPTION SPACE THROUGHOUT THE HOME
- FABULOUS OPPORTUNITY
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 1350.00 sq ft



DESCRIPTION

A fabulous detached bungalow set within the ever popular Rosewarne Gardens on the edge of Camborne town! This excellent family home benefits from a particularly generous corner plot with a gorgeous wrap around garden to the rear and side, and the current vendors have really made the most of that space with a fantastic extension to the side of the property just a couple of years ago. The accommodation is expansive and flexible and offers a generous entrance hall, a spacious Living room/Dining room, Kitchen, Utility room, Wet room Shower room, a Main Bedroom, second double bedroom which is linked to the fabulous extension which acts as a further living room for the property, along with a third bedroom which links directly out to a conservatory on the back of the property. The accommodation could work in a number of different ways, which adds to the appeal of this sizeable home. Externally, there's a brick paved driveway, an attached garage, an excellent 'over the road' garden, along with those fantastic gardens that wrap around from side to back. The loft is a significant space and may offer further potential, subject to any necessary consents. Being sold with the benefit of no onward chain, this property is sure to generate significant interest. The flexibility of the property would lend itself to many different reconfigurations, and could also represent a fantastic opportunity for multi generational living with the addition of a further bathroom.

LOCATION

Rosewarne Gardens is a highly sought after Cul De Sac located just a short walk from Camborne Town. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

All dimensions are accurate and measured by LiDAR

ENTRANCE

UPVC Double glazed door opening into:

ENTRANCE HALL

A very generous entrance hall with doors leading to Living room, all three bedrooms, Family Bathroom and kitchen. Radiator

LIVING ROOM

A very impressive and spacious room providing space for Living and Dining if required. A very large UPVC double glazed picture window to front elevation looking out across the front garden. Coal effect gas fire with timber mantel and surround.

KITCHEN

A well presented Kitchen with tile effect vinyl flooring. A range of floor standing and wall mounted cupboard and drawer units with work surfaces over. Space for oven with extractor fan oven. One bowl stainless steel sink unit with drainer board and mixer taps over. UPVC double glazed window to rear elevation overlooking the rear garden. Tiled splashback surround. Radiator. Door opening into;

UTILITY ROOM

Tile effect vinyl flooring. Work surface with space and plumbing beneath for washing machine and tumble dryer. UPVC double glazed window to rear elevation. Door into Garage. Storage cupboard. UPVC double glazed Obscured door opening into rear garden.

BEDROOM ONE

A spacious double bedroom with UPVC double glazed picture window to front elevation. Built in Wardrobe and chests of drawers. Radiator.

BEDROOM TWO

Another double bedroom which has been used as a principle bedroom, accessing the recent extension at the end of the property which has been used in the past as a secondary Living room. A sizeable built in wardrobe and chest of drawers. Wash hand basin, Open access into:

SECOND LIVING ROOM

A really quite incredible room which could be used for a whole host of purposes, built for the present owners just two years ago to provide further reception space. the room is filled with an abundance of natural light thanks to the triple aspect design, With UPVC double glazed windows to front and side, along with UPVC double glazed French doors leading out onto a decked area in the rear garden. Oak effect laminate flooring.

BEDROOM THREE/DINING ROOM

Having originally been used as a bedroom, this room has more recently functioned as a formal dining room. Oak effect laminate flooring. Radiator. UPVC double glazed sliding doors opening into:

CONSERVATORY

Oak effect laminate flooring. UPVC double glazed windows to three sides with UPVC double glazed door leading out to the rear garden. Polycarbonate roof. Wall mounted electric wall heater.

WET ROOM

A professionally installed Wet room with low maintenance panelling to all four walls. shower area with wall mounted electric shower. Low level W.C. Pedestal wash hand basin, Radiator. Towel Rail. Two UPVC double glazed high level windows to rear elevation.

INTEGRAL GARAGE

Power and light. Up and over garage door. Glazed window to side elevation. Shelving.

OUTSIDE

The space outside is a real stand out feature of this spacious family home, with a fabulous wrap around garden providing a, front, side and rear garden, along with an 'Over the road' garden offering an amount of outdoor space rarely seen in this price bracket.

TO THE FRONT

To the front of the property there's a very pleasant and well manicured front garden, with a lawned area, raised beds, a gently sloping pathway to the front door, along with a brick paved driveway leading up to the Garage.



OVER THE ROAD GARDEN

The property is set within a small and exclusive 'Offshoot' within Rosewarne Gardens, accessing just four of the properties within the Cul-De-Sac. the front garden faces out across the approach road, and looks out on to the 'Over the road garden'. this generous additional space is laid to level lawn, with a range of shrubs, plants and trees, providing additional space.

TO THE SIDE

The front garden links with the side garden and offers excellent levels of privacy. Predominantly laid to lawn, there's mature hedging to the boundary. this lovely space continues to wrap around to the rear of the property.

REAR GARDEN

A very private and extensive garden, enjoying plenty of sunshine. The rear garden is predominantly laid to lawn but there's also a decked area, and a concrete paved low ,maintenance area with Greenhouse, all sheltered by mature hedging to the borders.

DIRECTIONS

From our offices in Camborne, turn left into Tehidy Road and proceed for approximately six hundred yards, taking the second right hand turning, into Rosewarne Gardens. turn immediately Right, and the property will be located on the left hand side, identified by our for sale board.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: D

The building

Detached bungalow, standard construction

Accessibility adaptations: Ramped access and Level access
showeServices

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three great, EE great

Parking: Garage, Driveway, and Off Street

Not in a controlled parking zone





Rosewarne Gardens, Camborne, TR14 8TH

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL98758):

- The owner is not allowed to build anything on the land except for a single-storey bungalow.

- The property must only be used as a private home or as a professional workspace for an architect, doctor, solicitor, or dentist.

- The owner must maintain the boundary walls facing Tehidy Road and North Lane to a reasonable standard.

- The owner is responsible for looking after a plaque on the wall that commemorates a historical figure.

- The owner must not use the property in a way that causes a nuisance or annoyance to the neighbours.

- There is a rule (called a restrictive covenant) that prevents the owner from digging for minerals under the land.

- A standard legal restriction is in place to ensure that if there are two owners, they must act together when selling or transferring the property to ensure the money is handled correctly.

- The owner must follow rules regarding the maintenance of boundary structures like fences or walls as set out in a 1964 document.

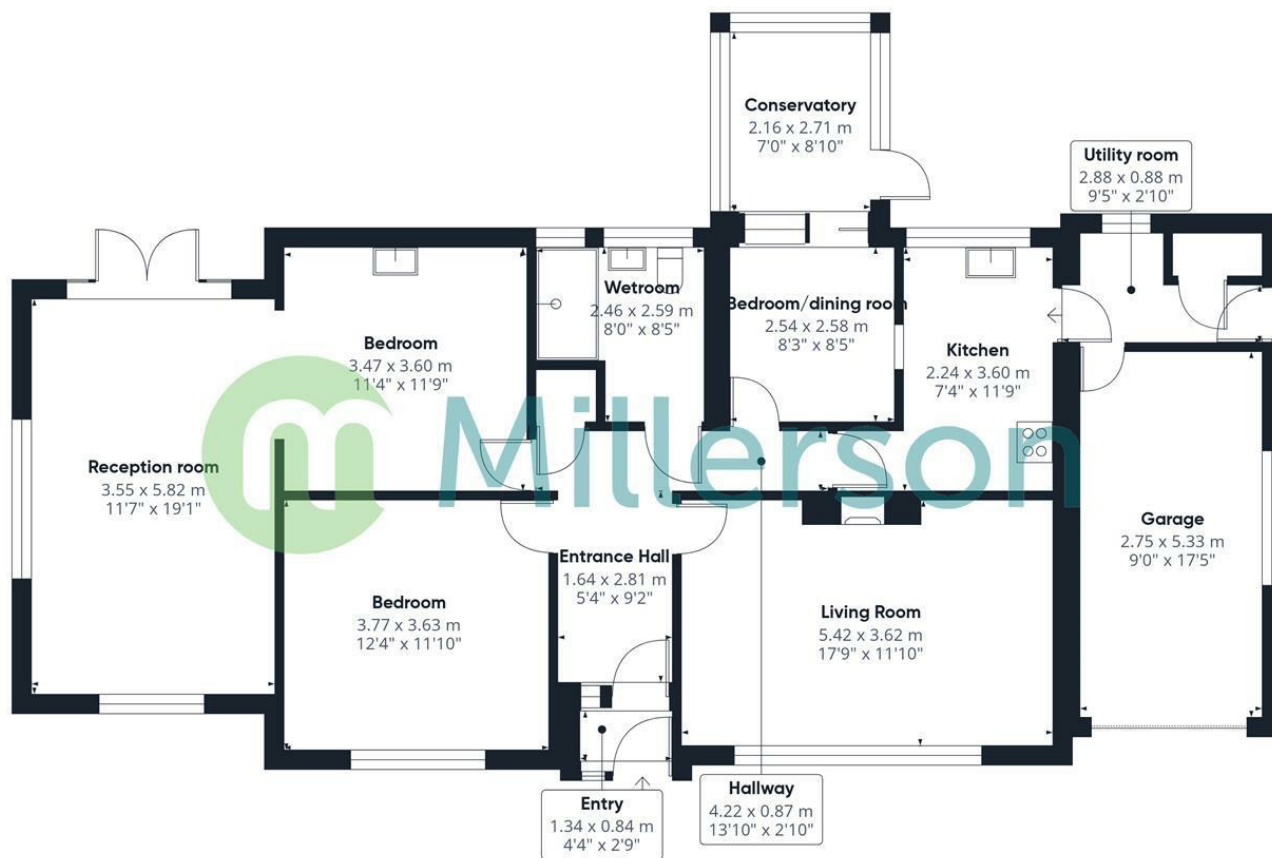
- The 2025 transfer document contains 'positive covenants', which are promises to perform certain tasks or take responsibility for specific legal matters.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area^m
125.3 m²
1350 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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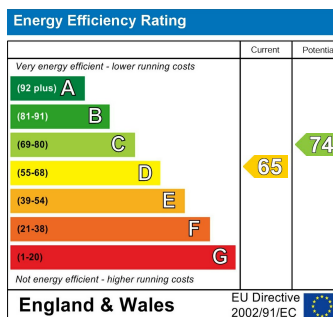
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