



Crane Road, Camborne, TR14 7PR

Guide Price £289,500

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## Crane Road, Camborne, TR14 7PR

A spacious and detached modern family home with driveway parking and garden which is conveniently located on the west side of Camborne allowing for good links to the A30. The accommodation comprises of an Entrance Hallway with ground floor WC, there is a large open plan kitchen/living/dining area and a utility room. On the first floor there are three good sized bedrooms with the master benefitting from an en-suite shower room as well as a family bathroom. The property previously had permission granted for a ground floor side extension to create an additional lounge and new bedroom layout PA19/02307.

There is driveway parking and a rear and side garden. The property benefits from double glazing and gas central heating and is available for sale with no onward chain.











Floor 1

**Approximate total area<sup>(1)</sup>**

518.76 ft<sup>2</sup>  
48.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements