



**MAP estate agents**  
Putting your home on the map

**Llawnroc Close  
Camborne**

**Guide Price £300,000  
Freehold**





## Llawnroc Close Camborne

**Guide Price £300,000**  
**Freehold**

### Property Introduction

This terraced house has been extended by our vendor to create a deceptively large family home which is presented in excellent order throughout. Benefiting from four bedrooms on the first floor and with a remodelled bathroom, the lounge has been extended and now enjoys a dual aspect. There is a dining room, a recently restyled kitchen which has a contemporary theme and gives access to a utility porch. Fully double glazed, heating is provided by an LPG gas boiler supplying radiators and the ground floor has hard flooring throughout making it ideal for those with younger children and pets. To the outside one will find a lawned garden to the front and driveway parking which leads to the garage. The rear garden is enclosed, safe and secure for younger children and pets and is largely lawned and features an extensive decked seating space which is to the rear of the lounge. There is a summerhouse which has been insulated and has power connected, ideal for home working and a pedestrian access. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection to fully appreciate the quality of the property.

### Location

Within half a mile of the town centre and a short drive of the Tesco superstore on the fringe of the town, Camborne which is steeped in mining history offers all the facilities you would expect for modern living. There is a mix of local and national shopping outlets, banks, a Post Office together with a mainline Railway Station which connects with London Paddington and the north of England. There is also easy access onto the A30 trunk road.

Truro, the administrative and cultural heart of Cornwall is within thirteen miles, the north coast at Portreath is within five miles and the south coast university town of Falmouth is within fourteen miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door with window to side opening to:-

### ENTRANCE HALLWAY

Walk-in storage cupboard, radiator and laminate floor. Staircase to first floor and doors opening off to:-

### LOUNGE 12' 5" x 10' 11" (3.78m x 3.32m) PLUS 10' 0" x 9' 1" (3.05m x 2.77m)

uPVC double glazed patio door to the rear opening onto a decked seating space. Focusing on a wood fire surround with electric coal effect fire, two radiators and laminate flooring. This room features part of the extension to the property and there is a partial dividing archway.

### **DINING ROOM 15' 10" x 8' 10" (4.82m x 2.69m)**

uPVC double glazed window to the front. Dado rail, walk-in understairs storage cupboard, two radiators and laminate flooring. Door to:-

### **KITCHEN 8' 11" x 6' 11" (2.72m x 2.11m)**

uPVC double glazed window to rear. Remodelled with a mid-grey high gloss range of eye level and base units with adjoining square edge working surfaces and incorporating an inset colour coordinated sink unit. Built-in stainless steel oven with ceramic hob and hood over. Squared archway through to:-

### **UTILITY ROOM 9' 3" x 5' 5" (2.82m x 1.65m)**

Double glazed window and door to rear. Fitted with square edge working surfaces with space and plumbing beneath for an automatic washing machine, tumble dryer, fridge and freezer. Radiator.

### **FIRST FLOOR LANDING**

A central landing with access to the loft space and with a cupboard housing a 'Baxi' combination gas boiler. Panelled doors opening off to:-

### **BEDROOM ONE 11' 1" x 10' 6" (3.38m x 3.20m)**

uPVC double glazed window to the front enjoying an outlook towards St Agnes Beacon. Built-in three sliding door wardrobe and radiator.

### **BEDROOM TWO 9' 6" x 9' 0" (2.89m x 2.74m)**

uPVC double glazed window to the front again enjoying an outlook towards St Agnes Beacon. Radiator.

### **BEDROOM THREE 10' 2" x 9' 2" (3.10m x 2.79m)**

uPVC double glazed window to the rear enjoying distant views towards the north coast. Radiator.

### **BEDROOM FOUR 13' 0" x 6' 4" (3.96m x 1.93m) maximum measurements**

uPVC double glazed window to the rear enjoying distant views towards the north coast. Radiator.

### **BATHROOM**

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with 'Mira' shower over. Extensive ceramic tiling to walls, complementary ceramic tiled floor and towel radiator. Inset spotlighting.

### **OUTSIDE FRONT**

To the front of the property there is a lawned garden with planted borders and a driveway which gives additional parking and leads to the attached garage.

### **GARAGE 15' 3" x 8' 2" (4.64m x 2.49m)**

Up and over door. and having power, light and water connected.

### **REAR GARDEN**

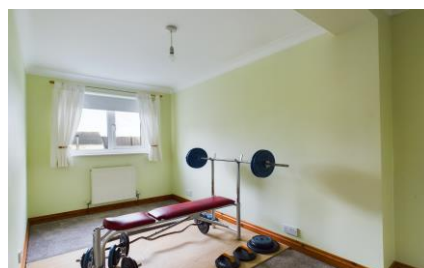
The rear garden is enclosed, largely lawned with planted borders and there is an extensive decked area ideal for outside entertaining which leads off from the patio doors in the lounge. To the rear of the garden is a summerhouse which has been lined and has power and light connected and would make an ideal office for those wishing to work from home. There is a timber storage shed and pedestrian access out.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'A'.

### **DIRECTIONS**

From Camborne Railway Station turn right into Trevu Road and take the first turning left into Redbrooke Road, at a staggered junction with Stray Park Road turn hard right which is signed Atlantic Close and Llawnroc Close and take the second turning left into Llawnroc Close where the property will be found ahead of you. If using What3words:- tabs.pages.keep





## MAP's top reasons to view this home

- Extended terraced house
- Well presented throughout
- Four bedrooms
- 22' Lounge
- 15' Dining room
- Contemporary fitted kitchen
- Utility room
- Remodelled first floor bathroom
- LPG gas heating and uPVC double glazing
- Gardens, parking and garage



[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.com)

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.