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**Hidderley Park,
Camborne**

**£350,000
Freehold**





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Property Introduction

Situated within the popular Hidderley Park development, this detached house was purchased by our vendors new in 2018 and is being sold with the residue of a ten year warranty. Upgraded from the original specification, there are four bedrooms and a bathroom on the first floor, the ground floor benefits from a dual aspect lounge with French doors opening onto the rear garden and the kitchen/dining room also has a dual aspect with French doors to the rear. There is an upgraded kitchen package to include a double oven, microwave, granite working surfaces and plumbing for a fridge/freezer. The boiler for the gas heating and hot water has been relocated under the stairs creating additional kitchen space and was upgraded to a higher specification. The property is fully double glazed.

To the outside a Cornish hedge sets the house back from the pavement whilst the rear garden is of a generous size and has an extensive decking ideal for outside entertaining. Parking is available to the rear and there is a garage adjacent. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated less than three quarters of a mile virtually level walk of the town centre, there is a late night convenience store at the entrance to Hidderley Park and Rosemellin School which is for younger children is nearby in Cliff Road. Camborne which is steeped in mining history offers all the facilities you would expect for modern living, there is a mix of national and local shopping outlets, banks, a mainline Railway Station which connects with London Paddington and the north of England and schooling for all ages.

The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall, is within thirteen miles. Falmouth on the south coast, which is Cornwall's university town is within a similar distance and Portreath on the north coast, with its sandy beach and harbour, is within five miles.

ACCOMMODATION COMPRISES

Storm porch with integrated bin store and with a composite double glazed door opening to:-

HALLWAY

Recessed turning staircase to the first floor with storage cupboard beneath housing a 'Worcester' mains gas combination boiler. Radiator. Doors off to:-

LOUNGE 18' 9" x 11' 0" (5.71m x 3.35m)

Approached via double doors from the hallway, this dual aspect room has uPVC double glazed window to the front and uPVC double glazed French doors to the rear. Coved ceiling and two radiators.

WC

uPVC double glazed window to the front. Featuring a concealed cistern WC with suspended vanity wash hand basin. Radiator and coved ceiling.

KITCHEN/DINER 18' 9" x 9' 0" (5.71m x 2.74m) maximum measurements

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed French doors opening to the rear. The kitchen area has a range of eye level and base gloss cream units with adjoining square edge granite working surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. As previously mentioned, the kitchen has been upgraded to include an eye level double oven, built-in microwave and plumbing for a fridge/freezer. Inset four ring gas hob with stainless steel cooker hood over, space and plumbing for an automatic washing machine, tumble dryer and dishwasher. Coved ceiling, spotlighting and radiator.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to rear. Coved ceiling and access to loft space. Doors off to:-

BEDROOM ONE 11' 0" x 9' 3" (3.35m x 2.82m)

uPVC double glazed window to the rear. Three door wardrobe unit, coved ceiling and radiator.

BEDROOM TWO 10' 0" x 9' 4" (3.05m x 2.84m)

uPVC double glazed window to the rear. Coved ceiling and radiator.

BEDROOM THREE 9' 2" x 7' 0" (2.79m x 2.13m) plus door recess

uPVC double glazed window to the front. Radiator and coved ceiling.

BEDROOM FOUR 9' 2" x 9' 0" (2.79m x 2.74m)

uPVC double glazed window to the front. Three sliding door mirror fronted wardrobe, radiator and coved ceiling.

BATHROOM

uPVC double glazed window to the front. Contemporary in design with a hidden cistern WC, suspended vanity wash hand basin with mirror over and panelled bath with shower attachment. Extensive ceramic tiling to walls, radiator and coved ceiling.

OUTSIDE FRONT

To the front a gate opens onto the access to the property and there is an enclosed largely lawned garden area with access to an integrated bin store. Pedestrian access leads to the side.

REAR GARDEN

The rear garden is enclosed and of a generous size for modern developments, largely lawned, to one side there is a raised deck entertainment space with outside lighting and power which would be ideal for barbecues during summer months. There is an electric supply suitable for a hot tub and the timber storage shed has power and light connected with additional covered storage to the rear. Pedestrian access leads out onto parking bays where there is a dedicated bay for this property.

GARAGE 17' 8" x 9' 0" (5.38m x 2.74m)

Set to one side there is a garage with an up and over door.

AGENT'S NOTE

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

SERVICES

The property benefits from mains gas, mains water, mains drainage and mains electricity.

DIRECTIONS

From the car park at Tesco in Camborne, turn left at the lights and at the roundabout take the first exit into Wesley Street, turn right into Albert Street, turn right and immediately left into Park Road and at a staggered junction/mini-roundabout continue straight ahead into Cliff View Terrace. Continue through Cliff View Terrace and Hilderley Park will be found in front of you, on entering the development bear round to the left and the property will be identified on the left hand side by our 'For Sale' board. If using What3words: rational.trail.jugs

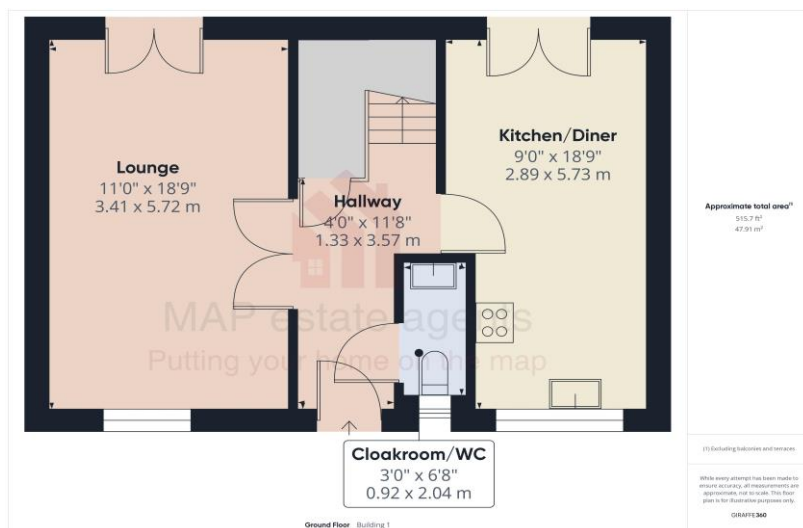


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			89
C (69-80)		79	
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Modern detached house
- Four bedrooms
- Dual aspect lounge
- Dual aspect kitchen/dining room
- First floor bathroom
- Ground floor WC
- Gas central heating
- Enclosed gardens to front and rear
- Garage and parking
- Sought after residential location



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