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**Laity Fields,
Camborne**

**£285,000
Freehold**





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Property Introduction

This modern semi-detached house features an attractive local stone frontage. Ideal as a family home there are three bedrooms and a family bathroom on the first floor.

Enjoying a dual aspect lounge with French doors opening onto the rear garden, there is a kitchen/dining room, utility room and cloakroom on the ground floor. Heating is provided by a gas boiler supplying radiators and there is uPVC double glazing throughout.

To the outside one will find a generous enclosed garden to the rear which is laid mainly to lawn, a garage and two an parking spaces.

Well positioned for access to Camborne town and the A30, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is within three quarters of a mile of the town centre and a short drive from Tesco superstore on the fringe of town, Camborne which is steeped in mining history, offers all of 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 to London Paddington and the north of England. There is also easy access to 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

Composite door opening to:-

HALLWAY

Natural wood flooring, recessed turning staircase to the first floor incorporating an understairs storage cupboard and radiator. Doors opening off to:-

LOUNGE 17' 0" x 11' 2" (5.18m x 3.40m)

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed French doors opening onto the rear garden. Focusing on an electric focal point fire, laminate flooring, radiator and coved ceiling.

KITCHEN/DINER 11' 3" x 10' 3" (3.43m x 3.12m)

uPVC double glazed window to the front. Fitted with a modern range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl sink unit with mixer tap. Range style cooker with five gas burners, space and plumbing for a dishwasher and extensive ceramic tiled splashbacks. Wall mounted gas combination boiler, inset spotlighting, coved ceiling and radiator. Doorway through to:-

UTILITY ROOM

uPVC double glazed door to the rear. Fitted with a range of eye level and base units incorporating a larder cupboard and with space and plumbing for an automatic washing machine. Tiled splashbacks and coved ceiling.

CLOAKROOM

Close coupled WC and pedestal wash hand basin with mixer tap. Laminate flooring, radiator and coved ceiling.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the rear. Shelved linen cupboard, radiator and coved ceiling. Access to loft space. Panelled doors opening off to:-

BEDROOM ONE 17' 1" x 8' 8" (5.20m x 2.64m)

Enjoying a dual aspect with uPVC double glazed windows to the front and rear. Radiator and coved ceiling.

BEDROOM TWO 11' 1" x 10' 0" (3.38m x 3.05m)

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

BEDROOM THREE 11' 2" x 6' 8" (3.40m x 2.03m)

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

BATHROOM

uPVC double glazed window to the front. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with plumbed rain head shower over. Extensive ceramic tiling to walls, towel radiator, inset spotlighting and coved ceiling.

OUTSIDE

To the rear of the property is an enclosed garden of a generous size for a modern property which is laid mainly to lawn and features a decked patio ideal for outside entertainment. Double gates open onto the side and there is an external water supply.

GARAGE AND PARKING 16' 9" x 7' 11" (5.10m x 2.41m)

Adjacent to the property with an up and over door to the front, power and light connected and rear courtesy door opening into the garden. Adjacent to the garage there are two parking spaces.

AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'B'.

SERVICES

Mains metered water, mains drainage, mains electricity and mains gas.

DIRECTIONS

From Tesco car park, leaving the car park turn left into Foundry Road and at a set of traffic lights turn right into Kerrier Way and after the road bending around to the left there is a junction on the right towards Pengegon where the entrance to Laity Fields will be found immediately on the left and the property will be identified at the far end of the development. If using What3words:- flies.buzzing.regulator

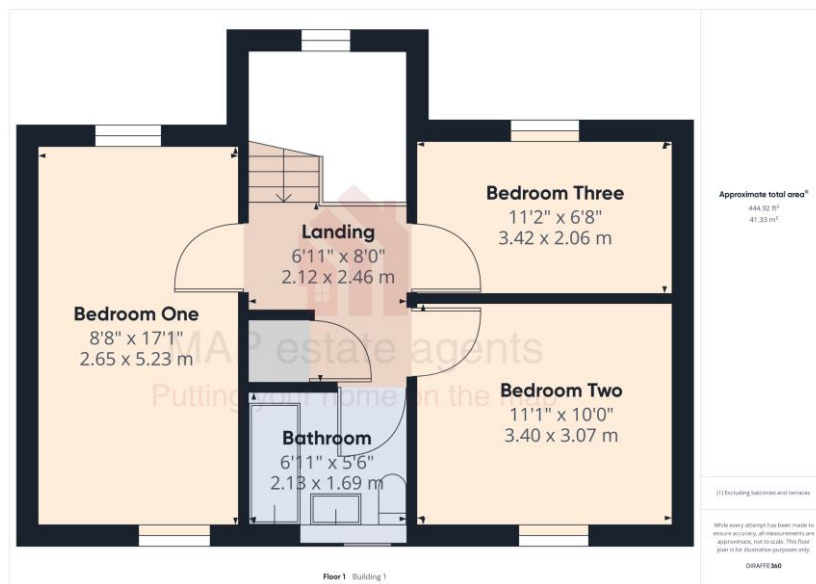
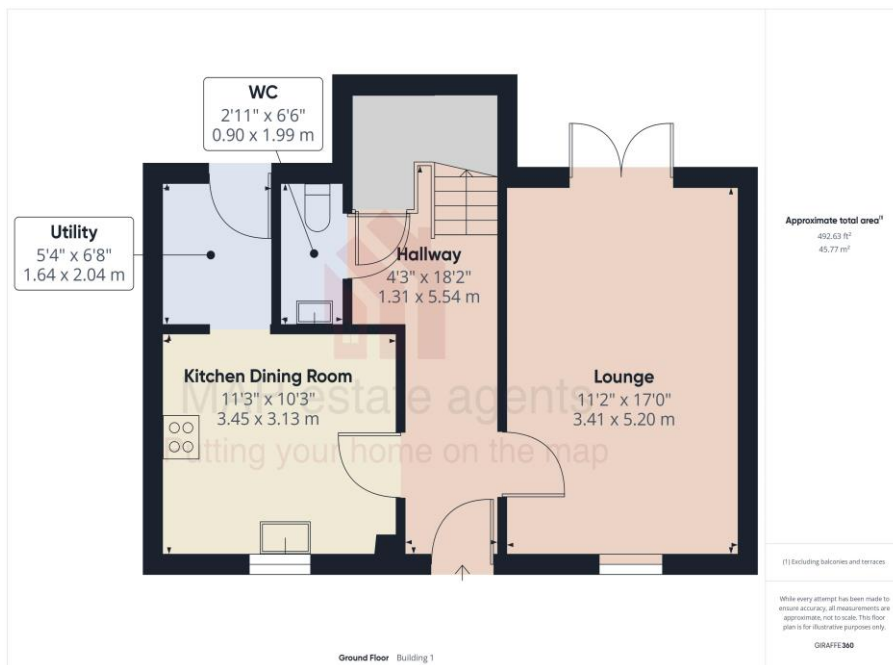


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern semi-detached house
- Attractive stone frontage
- Three bedrooms
- 17' Dual aspect lounge
- Fitted kitchen dining room
- First floor bathroom
- Cloakroom and utility room
- Double glazing and gas central heating
- Enclosed rear garden with decked patio
- Garage and two parking spaces



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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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