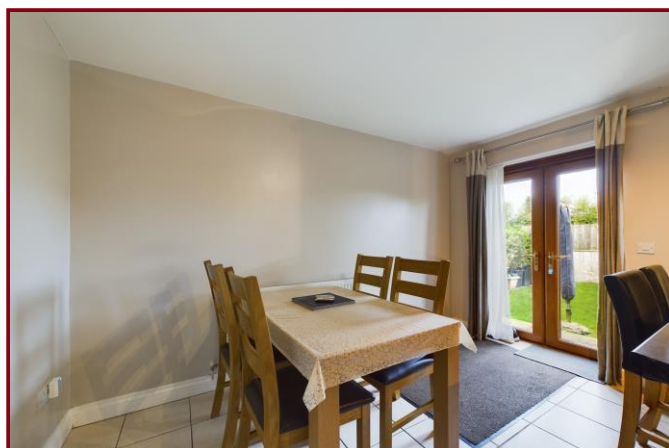




**MAP estate agents**  
Putting your home on the map

**Laity Road,  
Troon, Camborne**

**£330,000  
Freehold**







**Laity Road,  
Troon, Camborne**

**£330,000  
Freehold**

## Property Introduction

This detached property is very individual and located close to the heart of the village of Troon. Built in 2008 and being sold for the first time since being built, we think it makes a lovely family home.

The generous sized kitchen/diner connects to a utility room and cloakroom, also on the ground floor one will find bedroom four/study and the lounge. On the first floor there are three bedrooms, the principal having an en-suite in addition to a generous family bathroom.

To the rear of the property there is an enclosed garden and a parking bay suitable for three cars.

## Location

Troon is a popular village close to the major town of Camborne and benefits from a Primary School, village shop, Post Office and there is a local pharmacy. In the neighbouring village of Beacon, one will find a Public House and within one and a half miles, there is the centre of Camborne which offers a wider range of shops, banks and a mainline Railway Station with direct links to London Paddington and the north of England. Access is also available from here onto the A30 trunk road.

Truro, the administrative and cultural centre of Cornwall is within fourteen miles, Portreath on the north coast, which is noted for its sandy beach and active harbour, is within seven miles and Falmouth, which is Cornwall's university town on the south coast, is within ten miles.

### ACCOMMODATION COMPRISES

Gate to path and steps leading up to double glazed front door opening to:-

### HALLWAY

Stairs to first floor, radiator, coat and shoe storage. Door off to:-

### BEDROOM FOUR/STUDY 9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window and radiator looking to the front.

### **KITCHEN/DINER 20' 9" x 11' 1" (6.32m x 3.38m)**

Double glazed window and French doors to garden, tiled flooring, two radiators and space for table. Range of solid wooden wall and floor cupboards with worktop over and tiled surround. Integrated oven and space for microwave, integrated dishwasher and two wall mounted display cabinets. Breakfast bar with integrated gas hob and extractor hood above. Sink and drainer below window. Folding doors to:-

### **LOUNGE 13' 6" x 9' 6" (4.11m x 2.89m)**

Double glazed window, radiator and aerial socket.

### **INNER HALLWAY**

Double glazed door to outside, radiator and space for coat storage. Further door leading to:-

### **UTILITY**

Tiled flooring, sink and drainer, range of floor and wall mounted cupboards, space for washing machine, space for dryer, electrics and boiler cupboard housing 'Baxi' combination boiler. Radiator. Door to:-

### **CLOAKROOM**

Tiled flooring, obscure glass double glazed window. Pedestal wash hand basin with tiled splashback and low level WC.

### **FIRST FLOOR LANDING**

U-shaped landing, loft hatch, double glazed window, radiator and large airing cupboard with light.

### **BEDROOM ONE 13' 7" x 13' 6" (4.14m x 4.11m) L-shaped, maximum measurements**

Double glazed window overlooking rear garden, radiator and door to:-

### **EN-SUITE SHOWER ROOM**

Tiled flooring, shower cubicle housing electric shower, tiled walls surround, sink pedestal and low level WC. Extractor fan and heated towel rail.

### **BEDROOM TWO 12' 0" x 9' 5" (3.65m x 2.87m)**

Double glazed window to the front. Radiator.

### **BEDROOM THREE 13' 5" x 7' 1" (4.09m x 2.16m)**

Double glazed window to front. Radiator.

### **BATHROOM**

Family bathroom with tiled flooring, bath with tiled surround, shower cubicle with mains water shower, low level WC and pedestal wash hand basin. Heated towel rail, obscure glass double glazed window.

### **OUTSIDE FRONT**

Cornish stone wall around to the front boundary band the side of the property. Path to side offering access to rear parking for three cars. Pathway leading to side gate.

### **REAR GARDEN**

Accessed from the kitchen, utility and via a pedestrian gate leading around the side, the garden is fully fenced with a low wall at the rear with fence above. Laid to lawn with a variety of plants in pots with ease of maintenance in mind. A further gate leads to the parking bays.

### **SERVICES**

Mains water, gas, mains electrics and mains drainage.

### **AGENT'S NOTE**

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

### **DIRECTIONS**

From the Morrisons shop in the centre of the village, turn left afterward the shop into New street, continue to the end, turn to left and you will see Chymeneth on the left handside. Parking is in the bay next to the garden fence in the lane to the side of the house. If using What3words; whisker.player.explain



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Granite fronted detached house
- Located in popular village of Troon
- First time being sold since 2008 when built
- Modern kitchen/diner with separate utility space
- Lounge
- Bedroom four/study on ground floor
- Three bedrooms to first floor, with principal en-suite
- Spacious family bathroom and downstairs cloakroom
- Enclosed rear garden with lawn
- Parking for three cars accessed from side lane



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)

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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

**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.