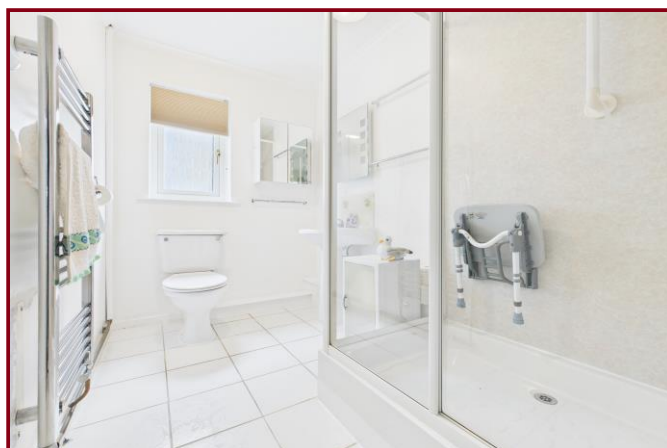




**MAP estate agents**  
Putting your home on the map

**Huntersfield,  
Tolvaddon, Camborne**

**£290,000  
Freehold**







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## **Property Introduction**

Situated within a popular residential development close to Tehidy Country Park and with good access to the A30 trunk road, this detached bungalow which is well presented is being offered for sale with no onward chain.

Particularly well suited for retired persons, there are three bedrooms a dual aspect lounge/dining room and a restyled kitchen. The shower room has been updated, there is modern gas fired central heating and the windows and doors are double glazed.

To the outside one will find attractive and manageable gardens to the front and rear, the rear garden offers a high level of privacy, in addition to the driveway to the front there is an attached garage. Bungalows on this development are popular and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Huntersfield is conveniently located midway between the major towns of Camborne and Redruth and within a short drive of the A30 trunk road. Camborne and Redruth both offer a wide range of shopping outlets, schooling for all ages and a mainline railway links to London Paddington and the north of England.

The north coast village of Portreath which is noted for its sandy beach and active harbour is within two and a half miles. Falmouth on the south coast, which is Cornwall's university town, is within twelve miles and Truro, the administrative and cultural centre for Cornwall is within a similar distance.

### **ACCOMMODATION COMPRISES**

Recessed storm porch with uPVC double glazed door opening to:-

#### **HALLWAY**

L-shaped with laminate flooring, radiator and coved ceiling. Recessed storage cupboard and access to loft space. Doors off to:-

#### **LOUNGE/DINING ROOM 21' 8" x 9' 2" (6.60m x 2.79m) plus recess**

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed patio doors to the rear. Two radiators and coved ceiling.

### **KITCHEN 10' 8" x 7' 10" (3.25m x 2.39m) maximum measurements**

uPVC double glazed door and window to rear. Recently remodelled with a range of eye level and base units having adjoining thin square edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in eye level 'Bosch' oven with combination microwave over, inset ceramic hob and integrated fridge and freezer. Extensive ceramic tiling to splashbacks, space and plumbing for an automatic washing machine and wall mounted 'Worcester' combination gas boiler. Laminate flooring.

### **BEDROOM ONE 7' 11" x 7' 10" (2.41m x 2.39m)**

uPVC double glazed window to the front. Three sliding door wardrobe unit, radiator and laminate flooring.

### **BEDROOM TWO 10' 10" x 8' 1" (3.30m x 2.46m)**

uPVC double glazed window to the front. Two sliding door wardrobe unit. Radiator.

### **BEDROOM THREE 11' 0" x 8' 8" (3.35m x 2.64m) plus door recess**

uPVC double glazed window to the rear. Two sliding door wardrobe unit and radiator. Two wall lights.

### **SHOWER ROOM**

uPVC double glazed window to rear. Remodelled with a contemporary suite consisting of close coupled WC, pedestal wash hand basin and oversize shower enclosure with 'Mira Sport' electric shower. Extensive shower panelling to walls, ceramic tiled floor and towel radiator.

### **OUTSIDE FRONT**

To the front the garden is enclosed with mature shrub hedging and is laid largely to lawn. Pedestrian access leads to the rear of the property, there is a driveway for parking if required and this leads to the:-

### **ATTACHED GARAGE 16' 9" x 8' 6" (5.10m x 2.59m)**

Up and over door and having power and light connected. Courtesy door to rear.

### **REAR GARDEN**

The rear garden is enclosed, of a manageable size and well stocked with a range of mature shrubs and hedging including specimen shrubs. There is an extensive patio ideal for sitting out during warm summer days and in addition to a 8' x 6' greenhouse there is a timber storage shed. External water supply.

### **AGENT'S NOTE**

The property is band 'C' for Council Tax.

### **SERVICES**

The property benefits from mains metered water, mains drainage, mains electric and main gas.

### **DIRECTIONS**

From McDonalds restaurant at Pool, head towards Camborne and at the traffic lights at the top of Tuckingmill Hill turn right towards the A30, pass under the A30 and then take the second turning left towards Tolvaddon, passing straight over at a mini-roundabout, take the next turning left into Huntersfield where the property will be identified towards the end of the cul-de-sac on the right hand side. If using What3words:- dislodge.smooth.neat



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	84
C (69-80)	
D (55-68)	68
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Chain free sale
- Popular residential location
- Three bedrooms
- Dual aspect lounge/dining room
- Restyled kitchen
- Remodelled shower room
- Upgraded gas central heating
- uPVC double glazing
- Attractive enclosed gardens
- Driveway parking and garage



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