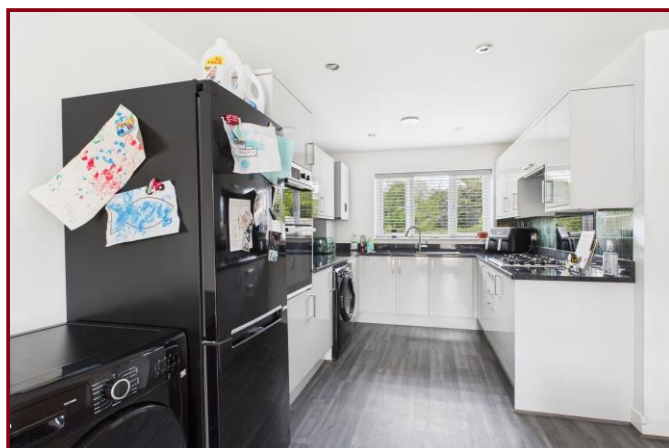




MAP estate agents
Putting your home on the map

**Hidderley Park,
Camborne**

**£275,000
Freehold**





Hidderley Park, Camborne

£275,000
Freehold

Property Introduction

This most spacious three bedroom semi-detached house, built by the reputable Robertson Developments Ltd, is situated in the desirable Hidderley Park development in Camborne.

At ground floor level there is a spacious living room with patio doors on to the rear garden, a useful cloakroom and kitchen/diner once more with doors to the garden.

Upstairs, there are three double bedrooms with the principal bedroom boasting ensuite facilities and the generous family bathroom.

With a generous enclosed rear garden, off road parking for two cars, double glazing and gas central heating, we feel the property makes a most comfortable family home.

An early appointment to view is highly recommended to avoid disappointment.

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

Double glazed panel front door to:

ENTRANCE HALL

Laminate flooring, smoke alarm, radiator, understairs storage cupboard, doors to:

GROUND FLOOR CLOAKROOM

Fitted with concealed cistern WC and wash handbasin inset to vanity unit. Obscure double glazed window to front. Radiator.

LIVING ROOM 18' 8" x 11' 2" (5.69m x 3.40m)

A lovely light and airy dual aspect room with double glazed window to front and French doors leading to the rear garden. Laminate flooring. Television point. Two radiators.

KITCHEN/DINER 18' 8" x 9' 4" (5.69m x 2.84m)

Fitted with a matching range of white wall and base cupboards with hi-gloss roll edge worksurfaces over. Single drainer sink unit with mixer tap over. Built-in eye level double oven. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Laminate flooring. Complementary wall tiling. French doors to rear garden.

From entrance hall, dogleg stairs to:

LANDING

Access to loft storage space. Smoke alarm. Doors to:

BEDROOM ONE 10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window to front. Built in double wardrobe with mirrored sliding doors. Radiator. Door to:

EN-SUITE SHOWER ROOM

Fitted with an independent shower cubicle with glazed screen housing mains fed shower unit, wash hand basin inset to vanity unit and concealed cistern WC. Obscure double glazed window to rear. Radiator.

BEDROOM TWO 11' 0" x 9' 1" (3.35m x 2.77m)

Double glazed window to front. Radiator.

BEDROOM THREE 10' 11" x 9' 1" (3.32m x 2.77m)

Double glazed window to rear. Radiator.

FAMILY BATHROOM

Fitted with a modern white suite comprising panelled bath with mains fed shower unit and glazed screen over, wash handbasin inset to vanity unit and concealed cistern WC. Radiator. Obscure double glazed window to rear.

OUTSIDE

To the front of the property one will find a token fore garden and useful storage cupboard. To the rear of the house there is a generous garden which is mainly laid to lawn and incorporates a large patio seating area for those summer barbeques. The garden is enclosed by panelled fencing making it both child and pet friendly. At the end of the garden there is a gated access to the two parking spaces.

SERVICES

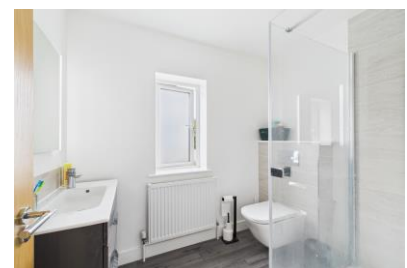
Mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'B'. As with most modern developments there is an estate management charge which is currently £217.80 per annum and this covers maintenance towards the upkeep of the communal areas within the development.

DIRECTIONS

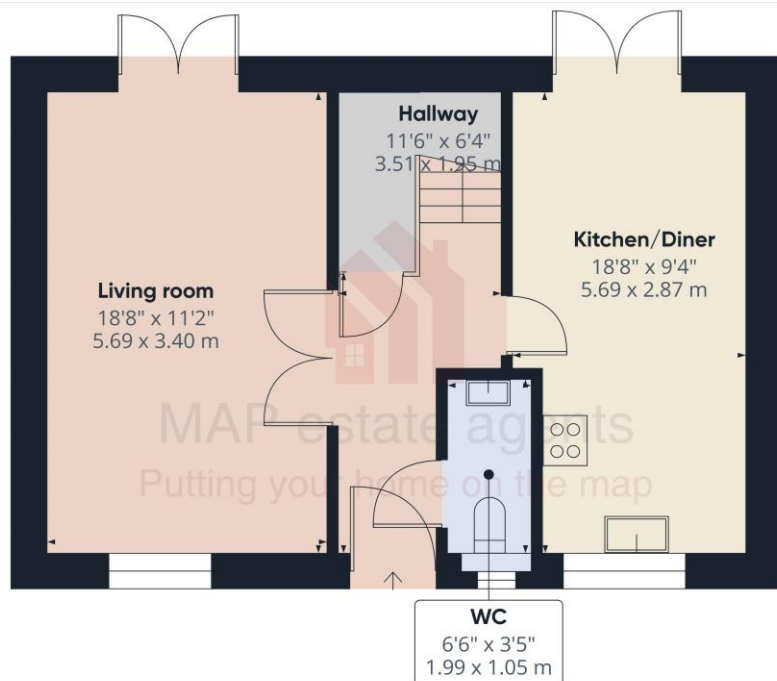
From the car park at Tesco in Camborne, turn left at the lights and at the roundabout take the first exit into Wesley Street, turn right into Albert Street, turn right and immediately left into Park Road and at a staggered junction/mini-roundabout continue straight ahead into Cliff View Terrace. Continue through Cliff View Terrace and Hilderley Park will be found in front of you. Follow the road around to the bottom of the estate and as the road curves around to the right, the property can be seen on the left hand side. If using What3words vegans.wedding.eliminate





MAP's top reasons to view this home

- Modern family home
- Three double bedrooms
- Principal bedroom with en-suite
- Spacious living room
- Parking for two cars
- Generous enclosed rear garden
- Double glazed and gas central heating
- Residue of ten year warranty



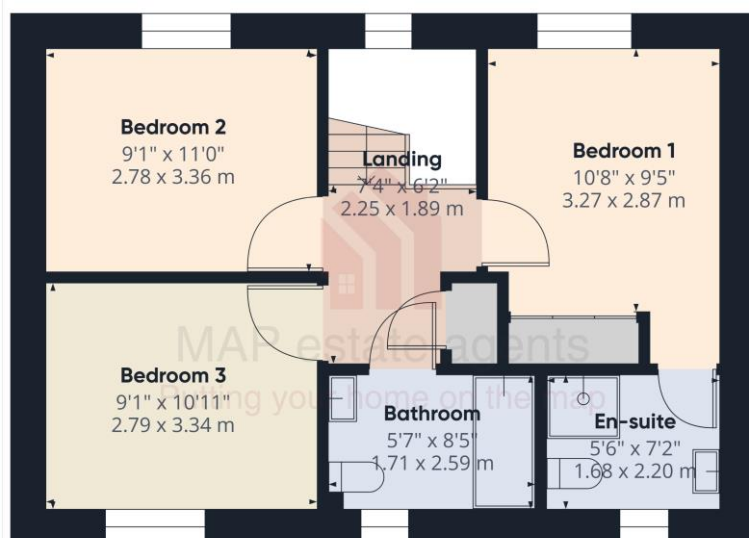
Approximate total area⁽¹⁾
507 ft²
47.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾
450 ft²
41.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

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.