



Seton Gardens

Camborne

TR14 7JS

Asking Price £390,000

- IMMACULATE DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- MASTER ENSUITE
- FAMILY SIZED KITCHEN/DINER
- LOUNGE AND SUN ROOM
- UTILITY ROOM
- SUNNY ENCLOSED REAR GARDEN
- CUL DE SAC POSITION
- DRIVEWAY AND GARAGE



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1568.50 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase this immaculate, spacious detached family home situated in a quiet and popular Cul De Sac on the outskirts of Camborne. The property has been carefully maintained and presents well proportioned accommodation throughout, briefly comprising an entrance hall, lounge, family sized kitchen/diner, sun room, utility, cloak room, three double bedrooms, two with fitted wardrobes and the master boasting an ensuite and additional family bathroom. Outside, the property sits on a generous level plot with a brick paved driveway and garage providing ample parking. Both the front and rear gardens are laid to the lawn with the rear boasting a sunny, westerly aspect and offers a safe secure space for children and pets. Other benefits include uPVC double glazing, mains gas central heating and we highly recommend a viewing to appreciate the size and condition of this superb family home.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure uPVC double glazed door into:

ENTRANCE HALL

a welcoming entrance hall with stairs rising to the first floor and storage cupboard below, radiator, alarm box, doors to kitchen and lounge.

LOUNGE

16'0" x 11'10" (4.89m x 3.61m)

Feature living flame gas fire with stone surround and wooden mantel, two radiators, double glazed window, glazed double doors into:

KITCHEN/DINING ROOM

18'11" x 11'4" (5.79m x 3.47m)

A generously proportioned Kitchen/Diner fitted with a range of natural wood finish base and wall units incorporating an integrated dishwasher and integrated fridge, space for oven, granite effect work surfaces including breakfast bar, tiled splash backs and inset stainless steel sink, double glazed window, tile effect flooring to kitchen area, door to utility room, ample dining space, two radiators, glazed double doors into:

SUN ROOM

10'4" x 8'0" (3.15m x 2.44m)

A versatile addition with lots of natural light, two radiators, Velux style window and double glazed window overlooking the rear garden.

UTILITY ROOM

8'11" x 6'6" (2.72m x 2m)

Obscure double glazed door to rear garden, stainless steel sink inset to work surface with fitted cupboard below and space for washing machine and additional fridge/freezer, wall mounted 'Worcester' combination boiler, tile effect flooring, double glazed window, cloaks hanging space, door into:

CLOAK ROOM

Hand basin with tiled splash back and W.C, obscure double glazed window, radiator, tile effect flooring.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, airing cupboard with radiator and fitted shelving.

MASTER BEDROOM

15'5" maximum x 13'9" including wardrobes (4.7m maximum x 4.2m including wardrobes)

A large master bedroom with double glazed window, radiator, fitted triple wardrobe with three sliding mirrored doors, additional over stairs storage cupboard with fitted shelving, door into:

ENSUITE

A three piece ensuite comprising shower cubicle with tiled surround, hand basin with tiled splash back and W.C, chrome effect heated towel rail, tile effect flooring, obscure double glazed window.

BEDROOM TWO

13'8" x 11'10" including wardrobe (4.19m x 3.63m including wardrobe)

A comfortable second double bedroom with double glazed window, radiator, fitted triple wardrobe with three mirrored sliding doors, loft access hatch.



BEDROOM THREE

14'3" x 8'9" (4.35m x 2.69m)

A third double bedroom with double glazed window, radiator, a useful 2.7m x 2.15m walk in cupboard ideal for storage or wardrobe space.

BATHROOM

A three piece bathroom suite comprising bath with shower over and tiled surround, hand basin with tiled splash back and W.C, radiator, tile effect flooring, obscure double glazed window.

OUTSIDE

The property sits on a generous level plot, approached over a brick paved driveway which provides ample parking along with an integral garage. Adjacent to the drive is a pleasant open lawn and a pedestrian gate to one side gives access into the rear where the property enjoys a good sized, enclosed garden which boasts a westerly aspect benefitting from afternoon to evening sun. The garden is mainly laid to lawn with secure fenced boundaries and a brick paved pathway giving access to both sides of the home and pedestrian access into the garage. There is also a useful tool shed and a sheltered patio area.

GARAGE

17'6" x 8'10" (5.35m x 2.71m)

An integral single garage with up and over door, power and lighting, pedestrian access door.

SERVICES

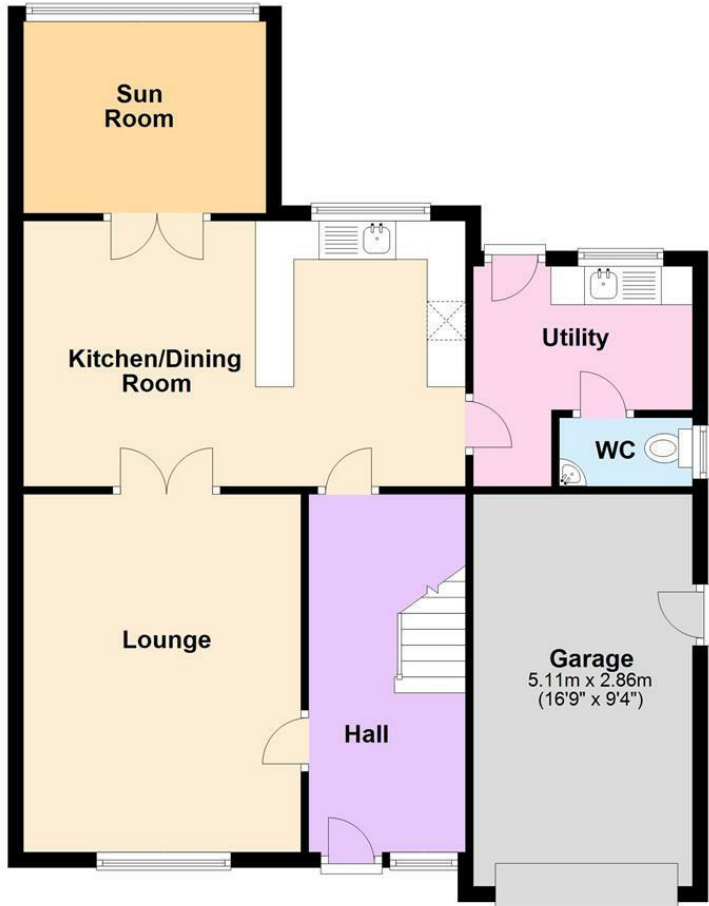
Mains electricity, metered water, drainage and gas (however we have not verified connections).

Council Tax Band D



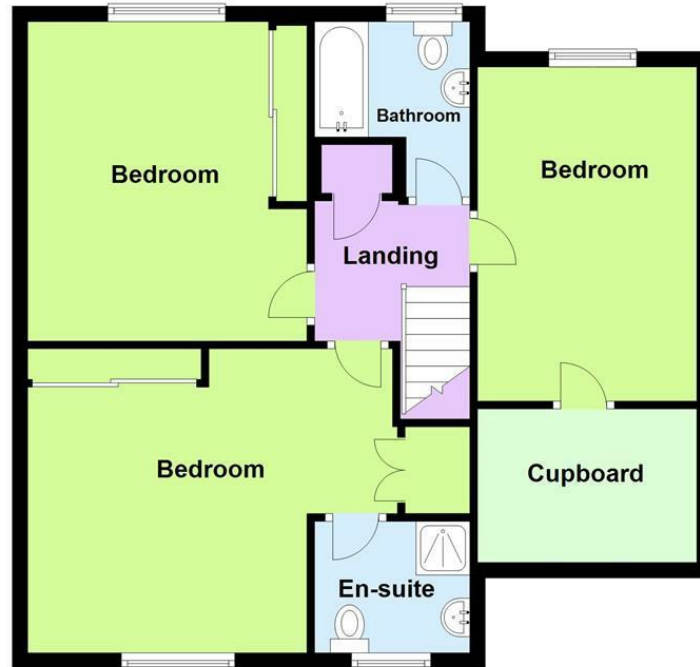
Ground Floor

Approx. 79.3 sq. metres (854.0 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



Total area: approx. 145.7 sq. metres (1568.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request

