



Tehidy Close
South Tehidy
TR14 0HL

Offers In The Region Of
£550,000

- DETACHED EXECUTIVE HOME
- HIGHLY SOUGHT AFTER LOCATION
- FOUR BEDROOMS WITH MASTER ENSUITE
- DOUBLE GARAGE AND EXTENDED DRIVEWAY
- 26' LOUNGE
- KITCHEN AND UTILITY
- DINING ROOM AND CONSERVATORY
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - D

Floor Area - 2216.80 sq ft



4



2



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C70

PROPERTY DESCRIPTION

Situated in the highly sought after development of Tehidy Close, on the fringes of South Tehidy is this executive style, detached family home offered for sale with no onward chain. The property boasts generously proportioned accommodation throughout which briefly comprises an entrance hallway, 26ft lounge, separate dining room, conservatory, kitchen, utility room, cloak room, family bathroom and four bedrooms including a 19ft master bedroom with an ensuite bathroom.

Outside, an extended brick paved driveway provides parking for at least six cars along with a 19ft square double garage with electric doors. The plot is level with a well manicured front garden and an enclosed, child and pet friendly garden to the rear. There is also a 16ft x 8ft workshop, gated storage area and other benefits including double glazing and gas central heating.

LOCATION

Tehidy Close is a private residential development on the fringes of Tehidy Country Park with its 250-acres of protected woodland and the popular Tehidy Golf Club. The historic former mining town of Camborne is just over two miles away and offers a variety of schools, retail and leisure facilities. For those travelling out of the Duchy, the town has a mainline station which sits on the Penzance to London Paddington line and the main A30 providing transport links through the county is less than half a mile away. The nearest beach in the harbour village of Portreath is approximately 2.5 miles distant.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Open canopy porch, obscure glazed door into:

ENTRANCE HALL

A welcoming entrance hall way with stairs rising to first floor and cloak hanging space below, radiator, doors to lounge, dining room and kitchen.

LOUNGE

26'7" x 12'8" (8.12m x 3.87m)

An impressive dual aspect lounge with double glazed bay window, living flam gas fire with stone surround and wooden mantle, two radiators, sliding patio doors into:

CONSERVATORY

12'5" x 11'11" (3.8m x 3.65m)

Triple aspect double glazed windows and double glazed door into rear garden, slate window sills, two radiators, tiled floor.

DINING ROOM

12'11" x 10'11" (3.96m x 3.35m)

The perfect entertaining space with double glazed window, radiator, door into:

KITCHEN

12'4" x 11'0" (3.77m x 3.36m)

Fitted with a range of matching base and wall units, granite effect worksurfaces with tiled splash backs and one and half bowl stainless steel sink inset, dual fuel oven, space for fridge/freezer, tiled floor, radiator, double glazed window, door into:

UTILITY ROOM

11'0" x 6'8" (3.36m x 2.05m)

A useful utility space fitted with matching base and wall units, space for washing machine and dishwasher under granite effect work top, wall mounted boiler, cloak hanging space, radiator, doors to rear garden, garage and cloak room.

CLOAK ROOM

Hand basin with tiled splash back, W.C, radiator.



FIRST FLOOR

LANDING

Airing cupboard with shelving and water heater, loft access hatch, doors to bedrooms and bathroom.

MASTER BEDROOM

19'10" x 11'2" (6.06m x 3.41m)

A large master bedroom with double glazed window, radiator, door into:

ENSUITE

A three piece ensuite comprising bath with electric shower over and tiled surround, WC and hand basin inset to fitted unit, radiator, obscure double glazed window, extractor fan.

BEDROOM TWO

12'2" plus door reveal x 12'8" (3.72m plus door reveal x 3.88m)

A well proportioned second double bedroom with fitted double wardrobe, double glazed window, radiator.

BEDROOM THREE

12'8" x 8'7" (3.88m x 2.64m)

Another generous double bedroom with fitted double wardrobe, double glazed window, radiator.

BEDROOM FOUR

10'5" max x 8'1" (3.18m max x 2.46m)

A comfortable fourth bedroom with built in over stair storage cupboard, double glazed window, radiator.

BATHROOM

A three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin inset to fitted unit with tiled splash back, radiator, obscure double glazed window, extractor fan.





Tehidy Close, South Tehidy, Camborne, TR14 0HL

OUTSIDE

The property is approached over a large brick paved driveway which extends to the side and into the rear providing parking for at least six cars, two of which would sit behind vehicular gates. There is also the benefit of a large double garage providing further parking for two cars. Adjacent to the drive is a pleasant and well maintained lawned garden with mature shrub and hedged borders.

The rear enjoys a level and enclosed garden which is mainly laid to lawn with mature rear borders, paved patio, drying area and a useful 16ft x 8ft workshop. To one side is a gated storage area and a pedestrian door into the garage.

DOUBLE GARAGE

19'10" x 19'4" (6.05m x 5.9m)

A large double garage with twin electric up and over doors, power and lighting, radiator, roof storage space, double glazed window and pedestrian doors into the utility and garden.

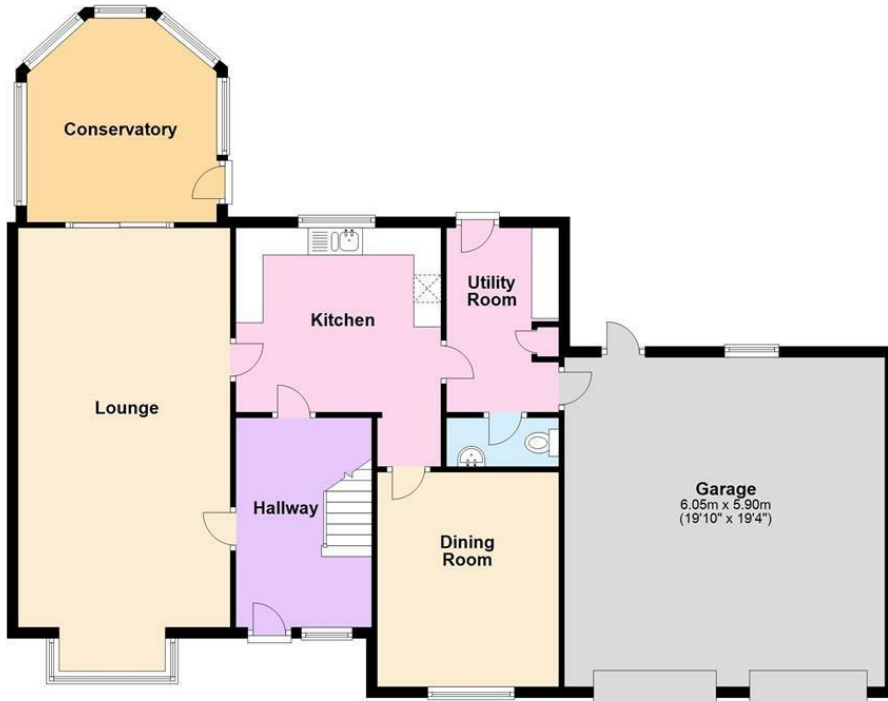
SERVICES

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

Council Tax band D



Ground Floor
Approx. 126.0 sq. metres (1356.4 sq. feet)



First Floor
Approx. 79.9 sq. metres (860.4 sq. feet)



Total area: approx. 205.9 sq. metres (2216.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	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

