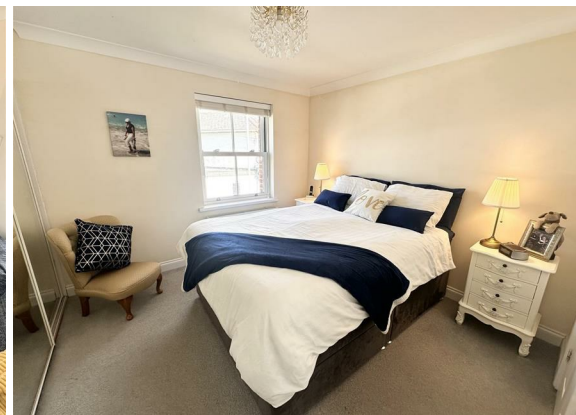




# Rectory Road Camborne TR14 7DN

Offers In Excess Of  
£325,000

- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- DESIRABLE EDGE OF TOWN LOCATION
- MASTER BEDROOM WITH EN SUITE
- BEAUTIFUL KITCHEN/DINER WITH FRENCH DOORS OUT INTO THE GARDEN
- IMMACULATLY PRESENTED THROUGHOUT
- BRICK PAVED OFF ROAD PARKING
- SPACIOUS GARDENS AND GROUNDS
- LIGHT AND AIRY ACCOMMODATION THROUGHOUT
- GROUND FLOOR W.C.



Tenure - Freehold

Council Tax Band - B

Floor Area - 861.00 sq ft



### DESCRIPTION

Rectory Cottage is a superbly presented 3 double bedroom family home which has been enhanced and improved following its construction. Particularly large French windows have been added to the kitchen/diner which allows an abundance of light flood in through from the private garden, and the current vendors have left their mark throughout the property with a range of improvements. The property is light, airy and offers well balanced accommodation with a lovely cosy living room, a beautiful kitchen/diner with high specification kitchen and a ground floor cloakroom. On the first floor, an immaculately presented master bedroom with en-suite, along with two further well proportioned bedrooms and an impressive family bathroom. Outside the property sits centrally within the plot and benefits from excellent gardens and grounds to all sides. There is ample parking for several vehicles on the driveway, and several areas of private low maintenance garden to the rear and side of the property. All in all a fantastic detached family home in a highly regarded location with beautiful private gardens and grounds.

### ENTRANCE

uPVC double glazed door with obscure arched decorative panel leading into:

### HALLWAY

Wood effect laminate flooring. Coved ceiling. Radiators. Stairs to first floor. Doors to downstairs WC, kitchen/diner and living room.

### LIVING ROOM

13' 10" x 9' 9" (3.96m 3.05m x 2.74m 2.74m )  
uPVC double glazed sash style window to front elevation. uPVC double glazed French door to rear garden. Radiator. Coved ceiling. Wood effect laminate flooring. Feature fireplace with electric inset fire.

### DOWNSTAIRS CLOAKROOM/UTILITY

uPVC double glazed sash style window to front elevation. Radiator. Wood effect vinyl flooring. Space and plumbing for

washing machine. Low level WC. Rectangular wash hand basin with mixer tap with black gloss double door beneath. Extractor fan. Coved ceiling. 'Baxi' combination boiler firing hot water and central heating to the property.

### KITCHEN/DINER

20' 11" x 10' 11" (6.10m 3.35m x 3.05m 3.35m )

A superb reception room which has been enhanced with impressive almost wall to wall sliding French uPVC doors leading out to the rear garden. uPVC double glazed sash style windows to both side elevations. Wood effect laminate flooring. Two radiators. Inset LED spotlights. Storage cupboard. A stunning and immaculate modern kitchen with integrated appliances and white gloss base units with drawers and wood effect laminate roll top work surfaces over. Integrated electric oven, four ring electric hob and extractor fan over. Inset one and a half bowl stainless steel sink and drainer with chrome mixer tap over. Integrated 'Whirlpool' dishwasher. Coved ceiling, Space for fridge/freezer.

### FIRST FLOOR SPLIT LEVEL LANDING

uPVC double glazed sash style window overlooking the rear garden. Coved ceiling. Doors to all bedrooms and bathroom.

### PRINCIPLE BEDROOM

10' 0" x 9' 10" (3.05m 0.00m x 2.74m 3.05m )

An impressively presented room with uPVC double glazed sash style window to front elevation. Radiator. Coved ceiling. Deep fitted wardrobes with three sliding mirrored doors. Door opening to:

### EN-SUITE

uPVC double glazed obscure sash style window to rear elevation. Wood effect vinyl flooring. Radiator. Coved ceiling. Inset LED spotlights. Three piece shower suite comprising corner shower cubicle with electric shower over, splash back and double glass sliding doors, low level WC, white gloss vanity unit with inset wash hand basin with chrome mixer tap and complementary splash back. Extractor fan.



### **BEDROOM 2**

12' 0" x 11' 1" (3.66m 0.00m x 3.35m 0.30m )

uPVC double glazed sash style window to rear elevation.  
Radiator. Coved ceiling.

### **BEDROOM 3**

uPVC double glazed sash style window to front elevation.  
Radiator. Coved ceiling. Loft hatch.

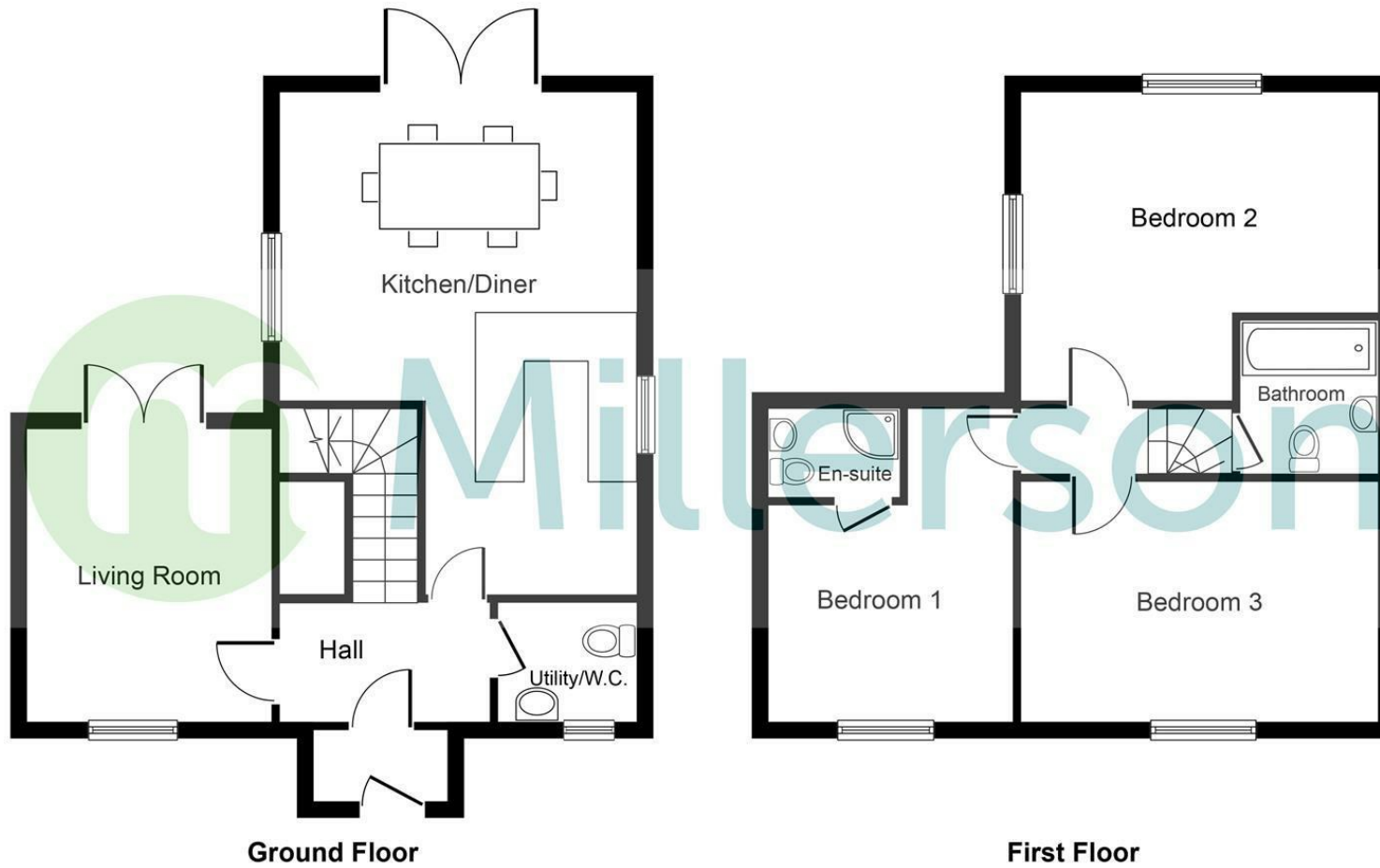
### **FAMILY BATHROOM**

7'6 x 5'6 (2.29m x 1.68m)

Wood effect vinyl flooring. Radiator. Coved ceiling. uPVC double glazed obscure sash style window to side elevation. A three piece bathroom suite comprising panelled bath with chrome mixer tap and mixer shower over and complementary splash back, low level WC and rectangular vanity unit with inset wash hand basin and chrome mixer tap over with complementary splash back. Inst LED spotlights. Extractor fan.



## Directions To Property



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

