



Rosewarne Close  
Camborne  
Cornwall  
TR14 0AA

Offers In The Region Of  
£325,000

- IMMACULATE SEMI DETACHED HOUSE
- THREE BEDROOMS
- GATED DRIVEWAY
- PRIVATE AND SUNNY GARDENS TO THREE SIDES
- LIGHT AND AIRY LOUNGE
- KITCHEN AND UTILITY
- GARDEN ROOM
- CUL DE SAC LOCATION
- HOT TUB AND ENTERTAINMENT AREA
- VIEWING ESSENTIAL



Tenure - Freehold

Council Tax Band - B

Floor Area - 1143.80 sq ft



## PROPERTY DESCRIPTION

A fantastic opportunity to purchase this immaculate, semi detached family home, situated in a quiet Cul De Sac on the outskirts of Camborne. The internal accommodation is well presented throughout and comprises an entrance hall, large and bright lounge, utility room, kitchen/breakfast room, cloak room, three first floor bedrooms and upgraded bathroom with under floor heating. Outside, the gardens surround the home to three sides incorporating a gated brick paved driveway for three to four cars and an attractive level garden to the front. The side and rear gardens have been thoughtfully segregated with low maintenance, privacy and entertainment in mind. You will find a decked and gravelled seating area for entertaining and alfresco dining, a covered hot tub area and a rear suntrap perfect for sunbathing. There is also a superb addition of an external sunroom which is fully enclosed and can be accessed directly from the kitchen and outdoor seating area. A superb home that must be viewed to be fully appreciated.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

Obscure double glazed door into:

### ENTRANCE HALL

Mosaic tiled flooring, double glazed window, stairs to first floor, modern electric radiator, glazed door to inner hall with fitted shelving, double glazed window, cupboard housing immersion water heater, doors to lounge and utility.

### LOUNGE

23'5" x 10'10" (7.14m x 3.32m)

A light and airy lounge with double glazed patio doors opening on the rear garden, additional double glazed window, part tiled flooring, inset lighting, two modern electric radiators.

### UTILITY

7'10" x 6'0" (2.39m x 1.85m)

Spaces for washing machine and tumble dryer under granite effect work surface, space for fridge/freezer, wood effect vinyl flooring, through to:

## KITCHEN

11'6" x 9'11" (3.53m x 3.03m)

A range of fitted base and wall units with granite effect work surfaces, integrated dishwasher, breakfast bar, composite sink with mixer tap and drainer, Rangemaster electric oven, inset lighting, wood effect vinyl flooring, dual aspect double glazed windows, modern electric radiator. External double glazed door to sun room.

## CLOAK ROOM

W.C, mosaic tiled floor, obscure double glazed window.

## SUN ROOM

14'9" x 9'4" (4.52m x 2.86m)

A covered external room with decked flooring, skylight, double glazed window and double glazed door to garden.

## FIRST FLOOR

### LANDING

Double glazed window, walk-in airing cupboard, doors to bedrooms and bathroom.

### BEDROOM ONE

12'5" x 8'7" (3.79m x 2.62m)

Double glazed window, modern electric radiator.

### BEDROOM TWO

11'10" x 9'4" (3.63m x 2.85m)

Double glazed window, modern electric radiator.

### BEDROOM THREE

8'11" x 7'10" including box for stairwell (2.72m x 2.41m including box for stairwell)

A third bedroom currently used as a dressing room, double glazed window.

## BATHROOM

An upgraded three piece bathroom suite comprising bath with shower over, hand basin with cupboards below and W.C with storage above, tiled walls under floor heating with tiled finish, obscure double glazed window.



## OUTSIDE

The property is approached over a gated brick paved driveway providing comfortable parking for three to four cars. Adjacent to the drive is a beautifully landscaped garden which is level and mainly laid to lawn with wooden sleeper borders, slate paved pathway, front pedestrian gate and a gravelled area with raised flower beds and a selection of palms and grasses.

The slate pathway leads through a side pedestrian gate into an incredibly private seating area laid to gravel and decking. This area is a real suntrap and is perfect for outdoor entertainment and alfresco dining. This then leads to another private covered area complete with a large hot tub whilst to the rear you will find a sunbathing area which is laid to artificial turf and again is incredibly private and sunny. There are also two large sheds, external water tap and high fence boundaries.

## SERVICES

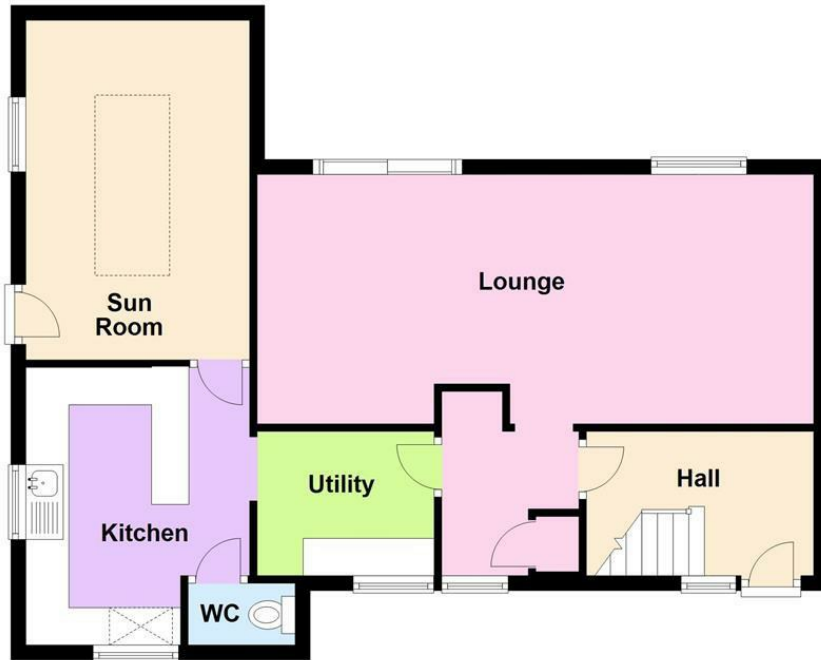
Mains electricity, metered water and drainage (however we have not verified connections).

Council Tax Band B



### Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



### First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		37	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### Valuation Request

