



Roskear  
Camborne  
TR14 8DF

Guide Price £375,000

- MODERN 4 BEDROOM DETACHED HOME
- MASTER BEDROOM WITH EN-SUITE
- PRIVATE DRIVEWAY WITH GENEROUS PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN
- STUNNING RECEPTION ROOMS
- LOVELY TUCKED AWAY LOCATION
- SPACIOUS LIGHT AND AIRY ACCOMMODATION THROUGHOUT



Tenure - Freehold

Council Tax Band - D

Floor Area - 1302.00 sq ft



4



3



1



C80

The Iris is a stunning, four bedroom, detached, family home situated on the periphery of Camborne town. The property is approached via an attractive and gated brick paved driveway offering a generous amount of parking within a safe enclosed space. Internally the property boasts an entrance hall, spacious lounge, an impressive kitchen/diner which is perfect for entertaining, utility room, ground floor shower room, master bedroom with ensuite shower room, three further bedrooms and a modern family bathroom. Externally there is a rear wrap around garden which offers an attractive yet low maintenance space comprising artificial turf, decking, mature shrubs and bordered by a wooden garden fence. There are also two garden sheds, one of which has electricity.

#### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

A uPVC door leading into:

#### ENTRANCE HALL

A bright and welcoming entrance hall with wooden flooring, stairs to the first floor, uPVC window to the front elevation, entrance into the kitchen and door leading into:

#### LOUNGE

17'2" x 12'11" (5.23 x 3.93)

A delightful and spacious lounge with a uPVC window overlooking the private front and rear elevation. Pendant light fitting. Wooden floor. TV point. Radiator.

#### KITCHEN/DINER

24'2" x 13'8" (7.37 x 4.16)

The kitchen/diner is a very impressive size, measuring over 24 feet in length. Offering a fantastic and private dual aspect via uPVC double glazed windows in addition to French doors opening into the garden, this really is the heart of the home. The kitchen is modern and has a range of overhead and undercounter shaker style units with granite effect work surfaces over which curve into a useful breakfast bar. Stainless steel sink and drainer.

Neff integrated oven. Electric induction hob. Overhead extractor fan. Integrated dishwasher. Wooden flooring throughout. Spotlighting. Over table ceiling light. Large storage cupboard. Door leading into:

#### UTILITY ROOM

8'2" x 6'6" (2.50 x 1.98)

Overhead and under counter units with granite effect surfaces over. Stainless steel sink and drainer. Plumbing in place for a washing machine and dryer. Tiled flooring. Radiator. uPVC door leading into the garden. Door leading into:

#### SHOWER ROOM

4'3" x 6'3" (1.3 x 1.9)

Ground floor shower room with tile effect flooring and surround. Electric shower set within a transparent cubicle. Low level W/C. Sink basin and pedestal. Extractor fan. Obscure glazed uPVC window to rear. Light fitting.

#### STAIRS TO THE FIRST FLOOR

#### LANDING

Wooden flooring throughout, a spacious storage cupboard, access to the loft and doors leading into:

#### MASTER BEDROOM

13'1" x 12'4" (4 x 3.76)

A generously sized master bedroom with pleasant views overlooking the front elevation, a large built in wardrobe with attractive wooden French style doors, pendant light fitting, uPVC window to the front and door into:

#### ENSUITE

A matching three piece modern shower suite comprising a mains shower enclosed within a transparent cubicle, low level W/C, sink with pedestal, towel heater, extractor fan and an obscure glazed uPVC window to the rear. Neutral tiled effect splashback and flooring.





### BEDROOM TWO

11'11" x 9'3" (3.62 x 2.82)

A double bedroom with pleasant views to the front elevation, uPVC window and pendant light fitting.

### BEDROOM THREE

13'1" x 6'7" (4 x 2)

Single bedroom overlooking the rear elevation, uPVC window and pendant light fitting.

### BEDROOM FOUR

13'1" x 6'7" (4 x 2)

A single bedroom currently being used as a home office, uPVC window to the rear elevation and pendant light fitting.

### BATHROOM

7'6" x 6'2" (2.28 x 1.87)

A spacious three piece modern bathroom suite comprising a low level W/C, sink with pedestal, corner jacuzzi style bath with mixer taps and showerhead, stainless steel heated towel rail, obscure glazed uPVC window to the rear, modern tiled floor and splash back and light fitting.

### OUTSIDE

The property is approached via large wooden gates which give access to an enclosed, long brick paved driveway leading to a parking area for multiple vehicles. To the rear of the property is a delightful low maintenance garden featuring a generous decking area standing a summer house (With electric), easy maintenance artificial turf which wraps around the property, a further garden shed, raised and mature flower beds and finally side access via a wooden garden gate. There are also outdoor sockets and an outside tap within the garden. The rear garden itself is a real sun trap and perfect for alfresco dining.

### AGENTS NOTE







Roskear, Camborne, TR14 8DF



Council tax banding - D





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 |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A                                        |  |                         | 89        |
| (81-91) B                                          |  | 80                      |           |
| (69-80) C                                          |  |                         |           |
| (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 |           |

