



Primrose Close
Camborne
TR14 7HS

Asking Price £325,000

- FANTASTIC FAMILY HOME
- WELL REGARDED RESIDENTIAL LOCATION
- GARAGE
- DRIVEWAY PARKING
- DETACHED
- UTILITY ROOM
- STUDY
- MAINS SERVICES



Tenure - Freehold

Council Tax Band - C

Floor Area - 947.22 sq ft



PROPERTY DESCRIPTION

Millerson are delighted to present this immaculate family home, situated within one of the most well regarded residential areas in Camborne. The property is available to purchase for the first time in over twenty years - a tremendous opportunity for any purchaser. Internally the accommodation briefly comprises an entrance hall, cloakroom, lounge, kitchen/diner, utility, study, two double bedrooms, one single bedroom and a family bathroom. Externally there is paved driveway parking to the front, further leading to a garage. To the rear there is a low maintenance two tiered garden with mature plantings to the boarder and an elevated space perfect space for alfresco dining! Overall this is a wonderful property and one sure to be popular.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE VESTIBULE

Coat hook, pendant light fitting, radiator, stairs to the first floor and a door leading into:

LOUNGE

15'10" x 12'4" (4.84m x 3.78m)

A comfortable living room with a large double glazed window overlooking the front aspect. Electric fire with flame effect, Vertical radiator, Ceiling light fitting, Television point. There is also an under stairs cupboard which is generous in size with power points and lighting, currently being used as a hobby room. French glazed doors leading into:

KITCHEN/DINER

15'8" x 9'4" (4.80m x 2.87m)

A stunning entertaining room with plenty of room for clearly delineated spaces for kitchen and dining. There is a range of wall and base units incorporating integrated appliances including a double "Belling" oven, gas hob, extractor hood and stainless steel sink with drainer. Wall mounted "Worcester" boiler.

Granite effect work surfaces. Upstands. Tilled splashback. Vertical radiator. Plumbing for dishwasher. Ceiling light. Pendant light. Wood effect flooring. Double glazed sliding doors leading out into the garden. Double glazed window overlooking the rear elevation. Walkway leading into:

UTILITY ROOM

6'11" x 8'4" (2.11m x 2.56m)

A necessity to any family home, this utility room provides enough space for large fridges and freezers, there is plumbing in place for a washing machine and tumble dryer in addition to wall mounted units for extra storage. Wood effect flooring. Pendant light fitting. Double glazed door and window to the rear garden. Steps leading up to:

STUDY

8'4" x 8'2" (2.55m x 2.51m)

Radiator, carpet and pendant light fitting.

CLOAKROOM

4'9" x 2'7" (1.46m x 0.79m)

Low level W/C. Sink within vanity unit. Pendant light fitting. Fuse box. Tiled flooring. Part tiled to the walls. Obscure double glazed window to the front elevation. Radiator.

STAIRS TO THE FIRST FLOOR

UPSTAIRS LANDING

A spacious landing with doors to all rooms, access to the loft hatch and pendant light fitting.

MASTER BEDROOM

15'8" x 8'0" (4.79m x 2.46m)

A delightful and bright master bedroom with double glazed windows overlooking the front elevation. Pendant light fitting. Radiator. Built in dressing table and storage unit. TV point.

DOUBLE BEDROOM

10'2" x 8'5" (3.11m x 2.58m)

A second good sized double bedroom boasting views overlooking the rear elevation. TV point. Radiator. Pendant light fitting.



THIRD BEDROOM

8'4" x 6'11" (2.55m x 2.11m)

The sellers currently use the third bedroom as a dressing room which boasts a large built in triple wardrobe. With the built in wardrobe the available floorspace covers 2.55m x 0.97m. Double glazed window overlooking the rear elevation. Pendant light fitting. Radiator.

OUTSIDE SPACE

A beautiful and bright rear garden which is enclosed to all sides and boarded by mature plantings. There is a delightful elevated area which would be perfect for alfresco dining which is accessed directly from the utility room or via the dining room sliding doors. The rear garden can be accessed via the side path which is shared with the neighbouring property.

GARAGE

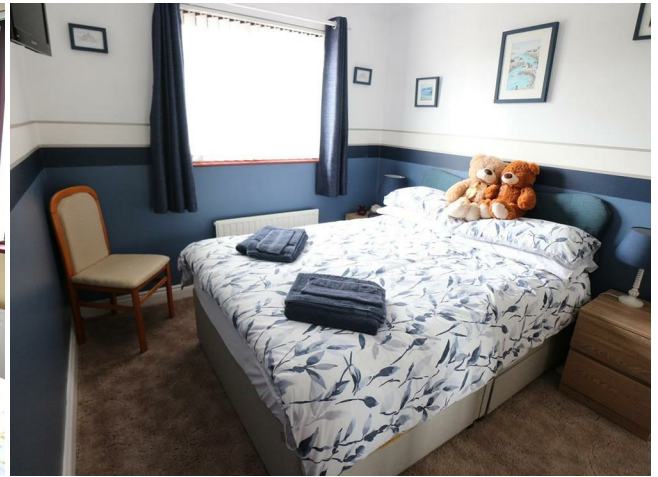
8'8" x 8'6" (2.66m x 2.60m)

Loft hatch and roller style door.

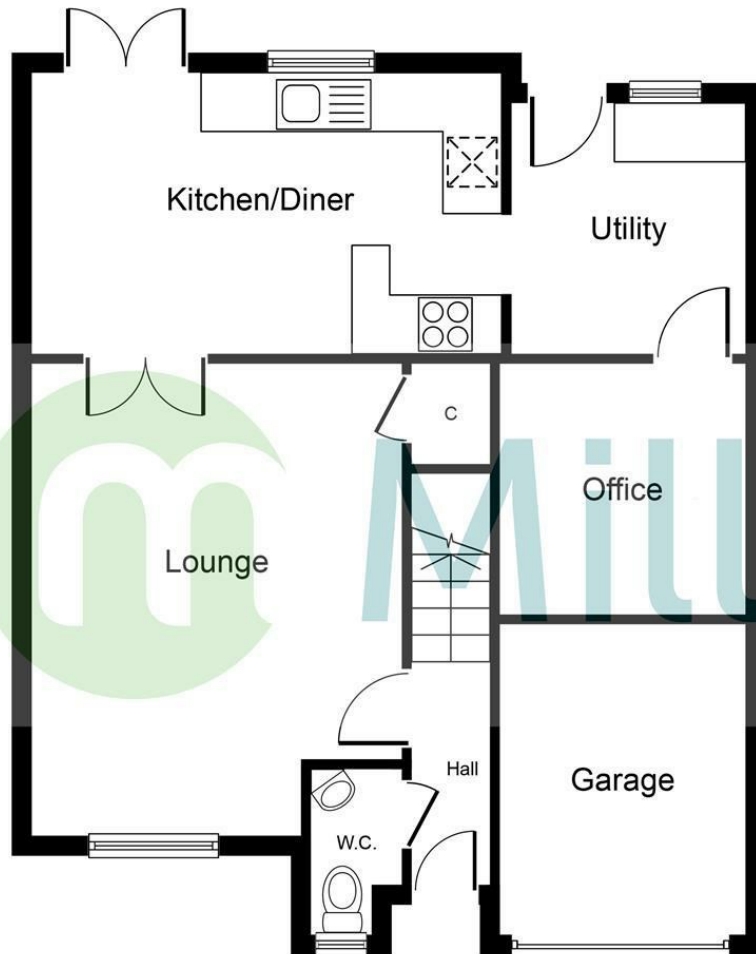




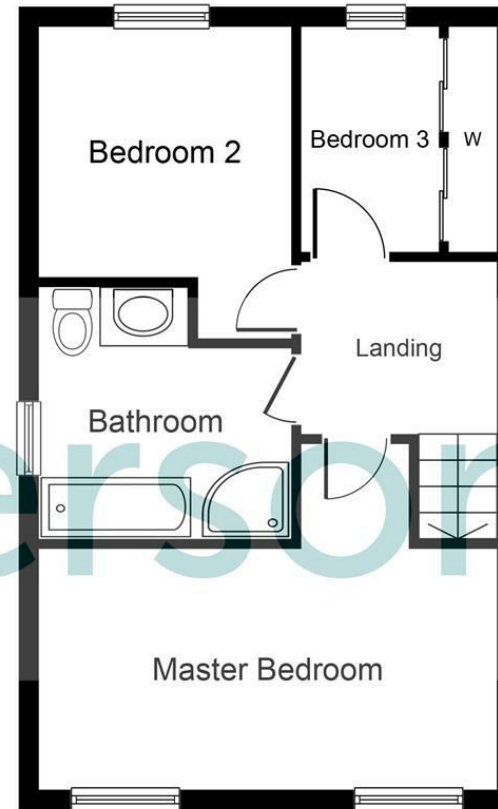
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Directions To Property



Ground Floor



First Floor

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) A | | | 85 |
| (81-91) B | | 73 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

