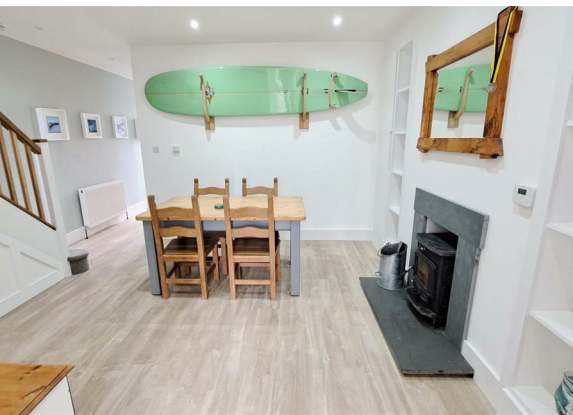




Dolcoath Road
Camborne
Cornwall
TR14 8RW

Offers In The Region Of
£345,000

- IMMACULATE EXTENDED FAMILY HOME
- FOUR BEDROOMS
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 0.00 sq ft



4



3



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D67

PROPERTY DESCRIPTION

A fantastic opportunity to purchase this extended, semi detached family home, situated in a popular no through road on the outskirts of Camborne Town. The property has recently been subject to a full renovation and a new rear extension now offering modern, light and airy accommodation comprising an entrance hall, lounge with bay window and wood burning stove, spacious dining room with wood burning stove, stunning kitchen, utility area, ground floor shower room, four first floor bedrooms with one ensuite and an additional family bathroom. Outside, a brick paved driveway provides off road parking for at least two cars whilst the rear enjoys a child and pet friendly, level enclosed garden. Other benefits include gas central heating and double glazing. Overall, this is a superb family home and must be seen to be fully appreciated.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure hardwood door into:

ENTRANCE HALL

A welcoming entrance hall with door into lounge and open into dining room.

LOUNGE

13'10" into bay window x 12'1" (4.22m into bay window x 3.7m)
A light and airy lounge with bay window, wood burning stove with slate surround, solid wood flooring, radiator. (The bay window will be replaced prior to a completion with brand new bespoke wooden sash windows).

DINING ROOM

14'7" including stairs x 12'0" (4.46m including stairs x 3.67m)
A superb second reception room offering plenty of dining space, wood burning stove with slate surround, fitted shelving and storage cupboards into alcove with one housing 'Baxi' combination boiler, inset lighting, wood effect flooring, stairs to first floor with large cupboard below, opening into rear hall with sky light, door to rear garden and access into the kitchen and utility.

KITCHEN

18'7" x 7'10" (5.67m x 2.4m)

A recently fitted kitchen comprising a range of shaker style base and wall units, stone effect worksurfaces with patterned tiled splash backs, composite sink with mixer tap and drainer, integrated dishwasher, integrated microwave, range style oven with extractor hood over, inset lighting, decorative radiator, spaces for white goods, wood effect flooring, double glazed window, door into shower room.

UTILITY

8'9" x 4'0" (2.69m x 1.23m)

A useful utility space with double glazed door to rear garden.

SHOWER ROOM

A well appointed shower room fitted with a double walk-in shower, W.C and hand basin, slate effect tiling, slate effect flooring, radiator, obscure double glazed window, extractor fan.

FIRST FLOOR

LANDING

An attractive split level landing with sky light, inset lighting, doors to bedrooms and bathroom,

BEDROOM ONE

11'11" into bay window x 9'4" (3.64m into bay window x 2.87m)
A comfortable double bedroom with a bespoke wooden sash style double glazed bay window, radiator, door into:

ENSUITE

A three piece ensuite comprising shower cubicle with Metro tiled splash back, W.C and hand basin, wood effect flooring.

BEDROOM TWO

10'10" x 10'6" (3.32m x 3.21m)

A large second bedroom with double glazed window, radiator, loft access hatch, radiator, cupboard housing hot water cylinder.

BEDROOM THREE

14'3" x 9'6" (4.35m x 2.9m)

A third double bedroom with fitted wardrobe, dual aspect double glazed windows, radiator.



BEDROOM FOUR

Bespoke wooden sash style double glazed window, radiator.

BATHROOM

A three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin, obscure double glazed window, radiator, slate effect flooring, extractor fan.

OUTSIDE

The property is approached over a brick paved driveway providing off road parking with a pedestrian gate giving access into the rear. The rear enjoys a good sized family and pet friendly garden which is level, enclosed and predominantly laid to lawn with a paved patio area adjoining the house.

SERVICES

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

Council Tax Band B

MATERIAL INFORMATION

Verified Material Information

Asking price: Offers in region of £345,000

Council tax band: B

Council tax annual charge: £1727.74 a year (£143.98 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No





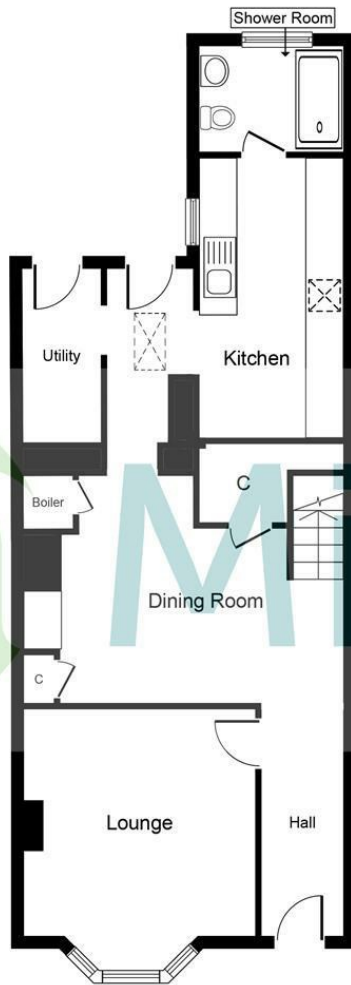
Dolcoath Road, Camborne, Cornwall, TR14 8RW

Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E
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Government Licence v3.0.



The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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	

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Valuation Request

