



Hen Wythva Park

Camborne

TR14 7TB

Offers In The Region Of
£375,000

- FOUR BEDROOM A RATED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- MASTER BEDROOM WITH ENSUITE
- TWO RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- KITCHEN AND UTILITY
- STORE ROOM/GAMES ROOM
- SOLAR PANELS WITH TESLA BATTERY
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1216.32 sq ft



4



2



2



A94

PROPERTY DESCRIPTION

A fantastic opportunity to purchase this spacious detached family home, situated in a quiet Cul De Sac. With an energy efficiency rating A, this is perfect for a large family with the accommodation comprising a welcoming entrance hall with cloak room, utility room and access into an integral garage and a games/store room. On the first floor is a good sized lounge, dining room, kitchen and one double bedroom with the second floor boasting three further bedrooms with one ensuite and a family bathroom. Outside, a driveway provides off road parking whilst the rear enjoys an enclosed lawned garden. Other benefits to this home include thirteen owned solar panels with Tesla Powerwall battery storage system, double glazing and gas central heating.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Double glazed door with windows to either side into:

ENTRANCE HALL

Wood effect flooring, stairs to first floor with storage cupboard below, radiator, doors to cloak room, utility and garage.

CLOAK ROOM

W.C and hand basin, wood effect flooring, radiator, extractor fan, half tiled walls.

UTILITY

A useful utility space with plumbing for washing machine, a range of fitted units with granite effect work surfaces, stainless steel sink, radiator, extractor fan, wood effect flooring.

GARAGE ROOM

11'3" x 9'7" (3.45m x 2.93m)

A versatile room perfect for storage or games room.

FIRST FLOOR

LOUNGE

17'5" x 9'6" (5.33m x 2.9m)

A good sized lounge with double glazed window, radiator, wood flooring, double doors into:

DINING ROOM

9'11" x 9'1" (3.04m x 2.77m)

A comfortable dining space with sliding patio doors, radiator, wood flooring, door into:

KITCHEN

9'11" x 9'4" (3.03m x 2.87m)

A range of fitted base and wall units with granite effect work surfaces and tiled splash backs, one and half bowl sink with mixer tap and

drainer, integrated dishwasher, electric oven, gas hob and extractor hood, space for fridge/freezer, double glazed window, radiator, inset lighting, wood effect flooring, wall mounted combination boiler.

BEDROOM TWO

8'10" x 8'4" (2.71m x 2.55m)

A double bedroom with double glazed window and radiator.

SECOND FLOOR

LANDING

Loft access hatch, double glazed window, airing cupboard.

MASTER BEDROOM

11'11" x 9'11" (3.64m x 3.04m)

A good sized principle bedroom with a range of fitted bedroom furniture, double glazed window, radiator, door into:

ENSUITE

A three piece ensuite comprising shower cubicle with electric shower, W.C and hand basin, half tiled walls, radiator, wood effect flooring, obscure double glazed window, extractor fan.

BEDROOM THREE

8'9" x 8'3" (2.67m x 2.52m)

Velux window, radiator, door into large walk-in storage cupboard/wardrobe.

BEDROOM FOUR

9'11" x 6'6" (3.04m x 2m)

Double glazed window, radiator.

BATHROOM

A four piece family bathroom comprising bath with shower attachment, Shower cubicle, W.C and hand basin, half tiled walls, chrome effect heated towel rail, inset lighting, wood effect flooring, obscure double glazed window, extractor fan.

OUTSIDE

The property is approached over a driveway providing off road parking along with an integral garage. There are lawns to either side of the driveway and a pedestrian gate to the left gives access into the rear where you will find a paved patio and lawned area.

GARAGE

15'9" x 9'10" (4.81m x 3.01m)

Space saving Crocodile garage door. light and power, door into garage room and hallway.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D



Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: Yes
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Garage and 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 area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: A

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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.

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- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
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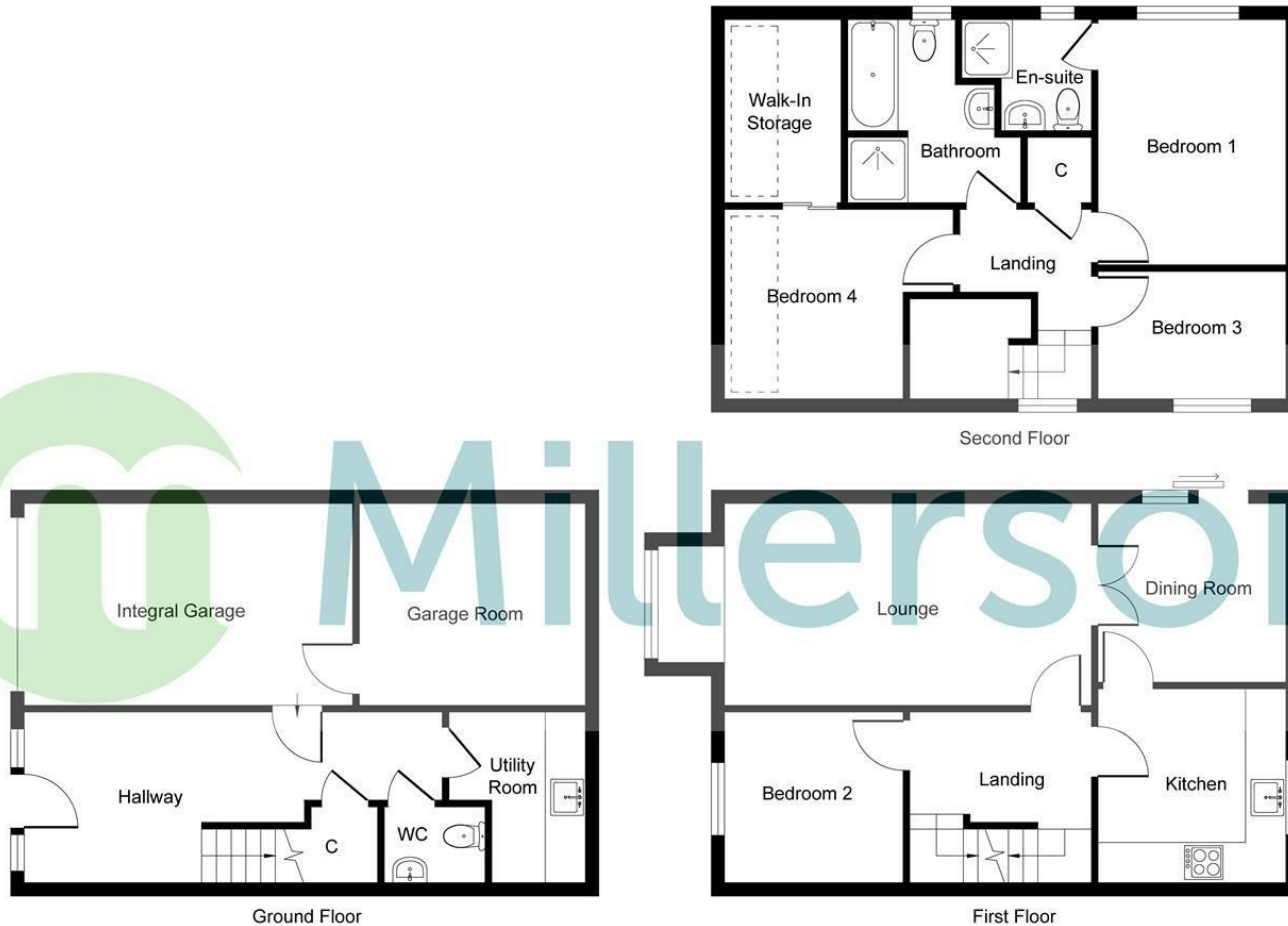
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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