

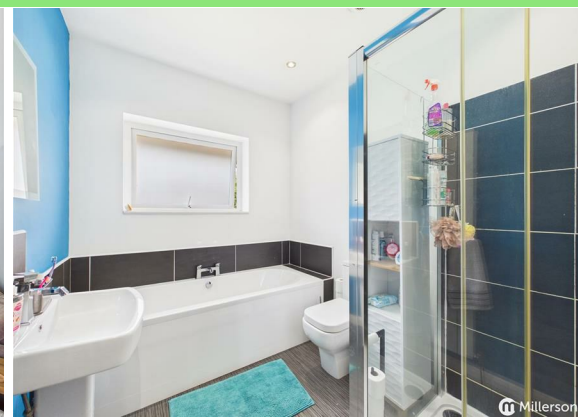
Tehidy Gardens

Camborne

TR14 0ET

Asking Price £500,000

- SUPERB EXECUTIVE HOME IN TEHIDY
- FOUR DOUBLE BEDROOM SPACIOUS HOME
- SOUGHT AFTER LOCATION
- FABULOUS GENEROUS REAR GARDEN
- BEAUTIFULLY APPOINTED THROUGHOUT
- MODERN KITCHEN/DINING ROOM
 - INTEGRAL GARAGE
- MASTER BEDROOM WITH EN-SUITE
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1577.00 sq ft



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DESCRIPTION

Occupying one of the very best positions on this exclusive and extremely sought after residential location in Tehidy ,a superbly proportioned four bedroom family home presented in excellent condition throughout. Boasting spacious accommodation, a superb garden, extensive parking and integrated garage, this is a fabulous family home. Accommodation comprises a generous and Light filled dual aspect living room, flowing into a superbly proportion kitchen/dining room along with a ground floor WC and integral garage. On the first floor there are four well proportioned double bedrooms, one with an en-suite along with a family bathroom. The property has been steadily improved during the current owners occupation of the property with the addition of a marvellous new kitchen, Herringbone style Amtico oak effect flooring throughout the ground floor with high-quality fixtures and fittings such as solid oak doors throughout the house and a Worcester Bosch combi boiler with wave WiFi controller. Additionally all residents of Tehidy gardens have access to the communal tennis courts, as well as a generous Caravan/boat storage area within the communal areas in the development. All in all a rare opportunity to own one of the finest houses in Tehidy Gardens.

ENTRANCE

A covered porch area leads up to a UPVC double glazed obscured door opening into:

ENTRANCE HALL

An impressive and generous entrance hall with herringbone effect Amtico oak effect flooring flowing through to the kitchen/dining room. Door opening into ground floor WC. Oak glazed door opening into living room. Glazed door opening into kitchen dining room. Radiator. Double sized storage cupboard. Stairs to first floor.

KITCHEN/DINING ROOM

A really well proportioned room with clearly delineated space for kitchen and dining areas. The continuation of the oak effect herringbone antico effect flooring runs through the entirety of the ground floor. A range of modern floor standing and wall mounted cupboard and drawer units with square edged work surfaces over. Central island incorporating breakfast bar with cupboards beneath and solid oak worksurface over. Hot point double oven. Six ring gas hob with extractor fan over. Tile splashback surround. One and a

half bowl composite sink unit with inset drainer board and mixed taps over. UPVC double glazed picture window to rear elevation overlooking the garden. UPVC double glazed obscured door opening into rear garden. UPVC double glazed French doors leading directly out onto the paved terrace in the rear garden. Space and plumbing for washing machine. Integrated dishwasher. Under stairs cupboard. Radiator. Open access through to:

LIVING ROOM

A fantastic dual aspect reception room with Amtico flooring. A room bathed in natural sunlight thanks to very large UPVC double picture glazed window to front and rear. Inset Stovax multi fuel burner with slate hearth and Stone tile surround with oak mantle over. Two radiators. LED spotlights over.

CLOAKROOM

Continuation of Amtico Herringbone flooring. Low-level WC. Corner wash handbasin with mosaic tile surround. Wall mounted heated chrome towel rail. UPVC double glazed obscured window to front elevation. LED spotlight over.

FIRST FLOOR GALLERIED LANDING

A spectacular and spacious galleried landing giving access to all bedrooms and family bathroom. Recessed seating area with UPVC double glazed window to front elevation. Radiator. Loft access.

MASTER BEDROOM

Superb principal bedroom with UPVC double glazed picture window to rear elevation overlooking red garden. Radiator. Door opening to:

EN-SUITE

Low entry shower cubicle with Myra electric shower over with tiling to 3 walls. Low-level WC. Pedestal wash hand basin with Mosaic tile splash back. LED lights over. Extractor fan.

BEDROOM TWO

Another generous double bedroom with UPVC double glazed picture window to front elevation. Radiator. Two built-in wardrobes with hanging space and shelving above.

BEDROOM THREE

Another generous double bedroom with UPVC double glazed picture window overlooking the rear garden. Radiator.



BEDROOM FOUR

A further double double bedroom with significant eaves storage. UPVC double glazed window to side elevation. Radiator.

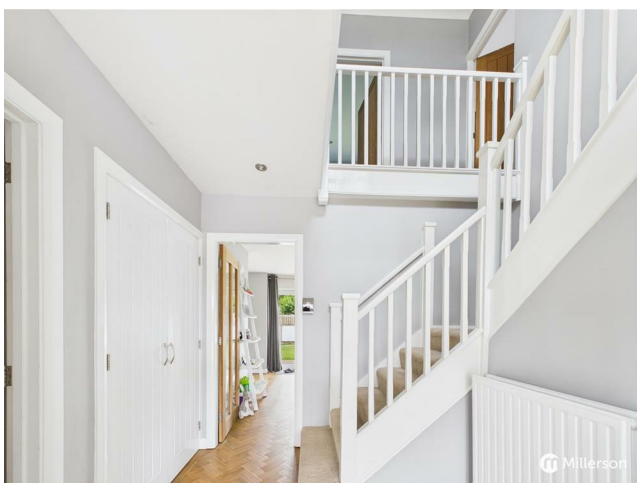
FAMILY BATHROOM

A very impressive four piece bathroom with generous inset bath with tiled splashback with side mounted mixer taps over. Oversized low entry corner shower unit with power shower over. Low-level WC. Pedestal wash hand basin with splashback and mirrored wall mounted medicine cabinet over. UPVC double glazed obscured window to rear elevation. Vertically mounted radiator with towel rail. LED lights over. Extractor fan.

OUTSIDE

REAR GARDEN

The rear garden is a real highlight of the property being both generous, level, private and well oriented for plenty of sunshine. The rear garden is accessed by pathways from either side of the house from the front, from a pedestrian door in the kitchen/dining room and from the French doors leading out of the dining area in the kitchen/dining room. Immediately to the rear of the property and wrapping around one side of the garden is an impressive stone paved terrace which provides ample space for outside entertainment with space for tables, chairs, sunbeds and barbecues et cetera. The garden is predominantly laid to level lawn with a range of shrubs plants and trees to the borders. There is a pent shed with dimensions of approximately 8' x 5'. The paved pathways to either side of the back garden with the right hand pathway provide useful space to for storage along with a further recessed storage area. Gated pedestrian access back to the front.





Tehidy Gardens, Camborne, TR14 0ET

TO THE FRONT

The property is approached via an impressive brick paved driveway opening out into a generous parking area suitable for several vehicles. This leads in turn directly into the integral garage. The brick driveway is flanked on both sides by a level lawn with a range of mature shrubs, plant flowers and trees creating a rather attractive entry point to the house. The design of the house also creates an impressive covered porch area which is stone paved in design. Access to the rear garden is via pathways to either side of the property from the front.

INTEGRAL GARAGE

A generous single garage with up and over door, power and light.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains Gas central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Off Street, Garage, On Street, and Communal

Building safety issues: No

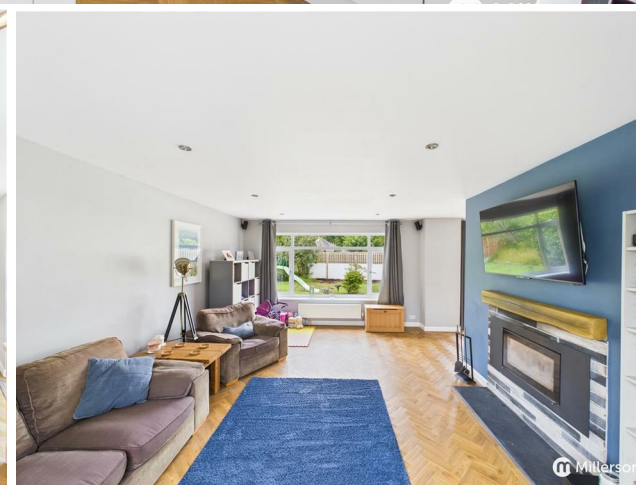




Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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 Government
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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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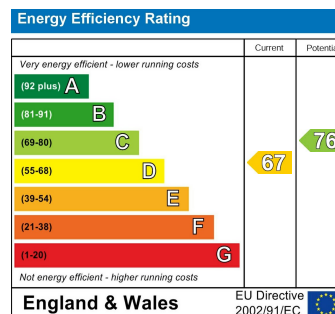


Approximate total area⁽¹⁾
1577 ft²
146.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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