



Wellington Road
Camborne
TR14 7LQ

Guide Price £325,000

- BEAUTIFUL VICTORIAN RESIDENCE
- SPACIOUS FLEXIBLE ACCOMMODATION
- THREE BEDROOMS AND FURTHER LOFT ROOM
- SCOPE FOR MORE BEDROOMS SUBJECT TO ALL CONSENTS
- EXCELLENT GARAGE AND UTILITY
- LOVELY ORIGINAL FEATURES
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- LOVELY PRIVATE ENCLOSED GARDEN
- POPULAR RESIDENTIAL LOCATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1238.00 sq ft



4



1



2



E50

DESCRIPTION

An impressively proportioned 3/4 bedroom family home with a very impressive converted Attic room in the ever popular location of Wellington Road in Camborne. The Property boasts spacious and well presented accommodation throughout to include a beautiful living room with deep bay window, a separate spacious dining room with impressive exposed stone wall, and a generous kitchen/breakfast room. On the first floor there's a very large split landing, which could provide space and potential for a further bedroom, subject to any necessary building consents. There's a generous four piece family bathroom and three well proportioned bedrooms along with a sizable attic space which has been used for a variety of purposes. Outside, there's a lovely private rear garden, generous driveway parking and the benefit of a sizable attached single garage. All in all, superb spacious accommodation, plenty of lovely original features, a private garden all within walking distance of the town centre yet in a pleasant Tucked away location. Early viewing is recommended

ENTRANCE

UPVC double glazed obscured door into entrance hall.

ENTRANCE HALL

Dado rail, glazed and part Stained glass door opening into:

MAIN HALLWAY

Dado rail, radiator, stairs to first floor, Doors leading to living room, dining room, and kitchen, breakfast room. Under stairs cupboard. further radiator.

LIVING ROOM

14'3" into bay x 13'6". (4.346m into bay x 4.128m.)

A superbly proportioned principal reception room with a beautiful UPVC double glazed bay window to front elevation. Traditional style fireplace with coal effect gas fire with timber mantel and surround with polished granite hearth. Picture rail, coved ceiling, ceiling rose. Radiator.

DINING ROOM

12'3" x 11'8" (3.743m x 3.563m)

Another lovely room with feature exposed stone wall to one side. fireplace with log effect gas fire. French doors leading out to garden. Dado Rail. Internet point with Fibre Optic connection into premises.

KITCHEN/BREAKFAST ROOM

17'0" x 9'8" (5.190m x 2.962m)

A very spacious and light dual aspect room with slate tile effect. Laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with granite effect Roll top work surfaces over. 1 And a half bowl composite sink unit with mixer tap over and drainer board to the side. Inset four ring halogen, hob. Inset oven and grill. Breakfast bar with further space for utilities beneath on one side and space for barstools to the other. Radiator. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. UPVC double glazed windows to rear and side.

FIRST FLOOR

LANDING

An extremely spacious split landing with the front landing giving access to all three bedrooms with wall mounted radiator. Dado rail and access into the loft room. The rear landing provides a generous amount of space with approximate dimensions of 2.954m by 2.773m. It is believed that this space could be utilised to create another bedroom, subject to any necessary consents. At present, it is a generous open space with two spacious double cupboard units with wooden slatted shelving, one housing combination boiler.

BEDROOM 1

12'7" x 10'0" (3.850m x 3.070m)

An excellent double bedroom with UPVC double glazed window to front elevation. Radiator.

BEDROOM 2

11'8" x 11'7" (3.570m x 3.536m)

Another well proportioned double bedroom with UPVC double glazed window to rear elevation. Wall mounted Radiator.

BEDROOM 3

9'0" x 6'11" (2.766m x 2.12m)

UPVC double glazed window to front elevation wall mounted radiator

LOFT ROOM

14'3" x 12'6" part sloping ceiling (4.345m x 3.813m part sloping ceiling)

A tremendously useful space at the top of the property, accessed via a generous loft hatch with a semi permanent ladder gaining access. Two Velux windows to side and rear. Four access points for eaves storage. This room in the past has been used for a variety of purposes and is a superb addition to the property.



BATHROOM

A four piece bathroom suite comprising bath with shower over and tiled surround, W.C, hand basin with tiled splash back and built in shelving, corner shower cubicle with easy clean marble effect surround. Radiator. UPVC obscured double glazed window. Extractor fan.

OUTSIDE

TO THE FRONT

To the front of the property, there is a brick paved driveway providing parking for two vehicles, a small step up with further paved pathway which leads to the impressive granite steps which give access access to the front door. There is also a pedestrian gate to the front.

TO THE REAR

Accessed from either the kitchen, the dining room or through the garage there is a lovely sheltered and private rear garden. Gentle steps down from the kitchen lead to a stone paved terrace area suitable for outside dining with a pedestrian door into the garage. The garden is laid to level lawn, which is walled on three sides and two raised flower beds with a range of shrubs and plants to the borders.

GARAGE

22'0" x 9'11" (6.727m x 3.028m)

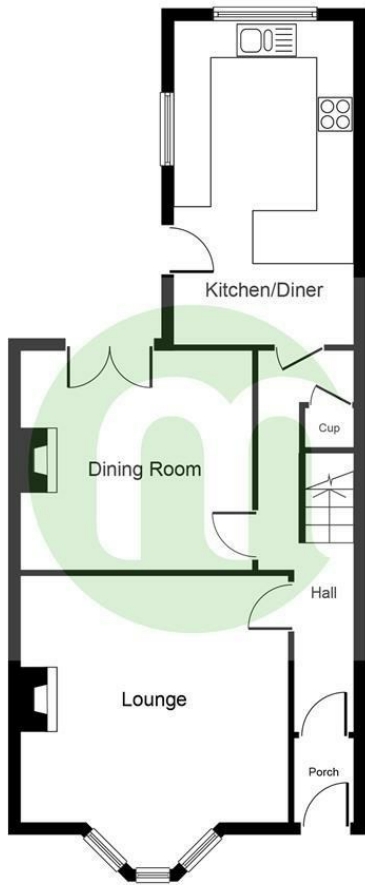
A particularly spacious, pitched roof single garage with up and over door. Water supply, power and light, roof storage, UPVC double glazed window to side elevation. Internal door opening into:

UTILITY ROOM

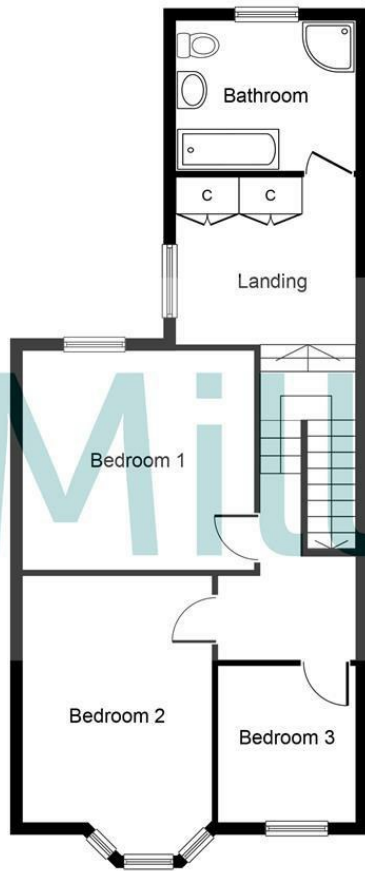
10'4" approx x 7'3" approx (3.169m approx x 2.223m approx)

Accessed either from the rear of the garage or separately from the garden. This very useful room could serve multiple purposes. At present, an open room with ceramic tiled flooring with a Wall mounted hand basin, plumbing and space for utilities. A further door gives access to a separate WC with low-level WC and UPVC obscured glazed window to side.

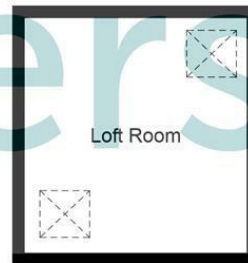




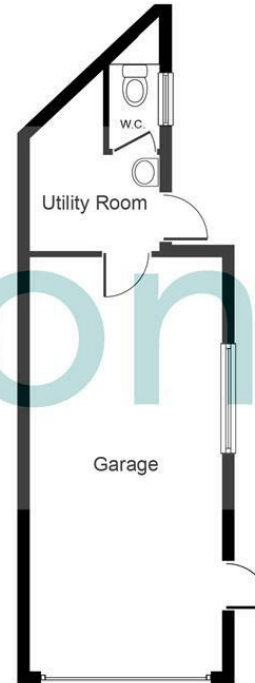
Ground Floor



First Floor



Loft Floor



Garage

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			
(81-91) B			81
(69-80) C			
(55-68) D		50	
(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

