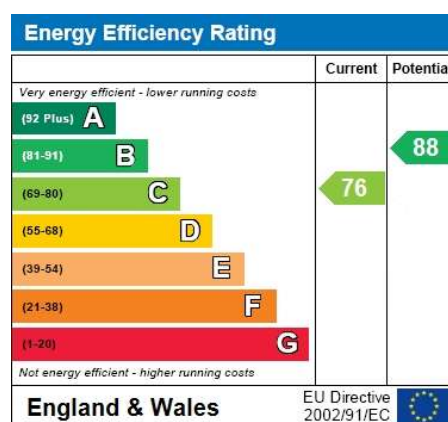


Coombe Road | Camelford



TOTAL FLOOR AREA: 1617 sq.ft. (150.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 4 Bedrooms
- Gas central heating
- Double Glazing
- Conservatory
- Gardens
- Garage
- Off Street Parking
- Master Bedroom with Ensuite Bathroom
- Family bathroom with Spa Bath
- Internal Viewings Recommended



Price £285,000

A Large 4 bedroom home, loft conversion with en suite.
Gardens, driveway parking for 4 cars, garage, conservatory.
Located in a popular area of Callington.
Viewing highly advised



Porch

Entrance to the property is via a double glazed door into the entrance porch. Further double glazed window to the front elevation. Tiled floor and space for coats and shoes. Double Glazed door into entrance hallway.

Entrance hall

Double glazed window to the side elevation. Stairs rise to the first floor. Door gives access to the lounge. Radiator.

Lounge

Double Glazed window to the front elevation overlooking the garden. Decorative fireplace to one elevation with inset electric fire. Door gives access to a large under stairs cupboard housing the electric fuse box. Radiator. Plug sockets with additional USB points. Wall thermostat. Picture rail. Door leads to dining room.

Dining Room

Open access to the kitchen with dividing wall giving a good deal of natural light. Range of spotlights over. Double Glazed Tri Fold doors lead to the Conservatory, making it an ideal entertaining area. Parquet Flooring, Radiator



Kitchen

Matching range of base and wall units finished in cream with recess lighting. Incorporating cleverly designed corner units. Space for cooker that can be used for electric or gas. Extractor hood over. Space for Fridge Freezer. Space for Dishwasher. Wood effect rolled edge work tops with inset single stainless steel sink unit with mixer tap over. Tiling to splash over. Tiled floor. Double glazed door leads to the conservatory.

Conservatory

P shaped conservatory with one area designated as a utility area with the other designated as an entertainment area. The utility area has a bespoke made wooden work top with spaces for a washing machine, tumble dryer and under counter freezer. Dwarf wall with double glazed windows with opening windows to 3 sides overlooking the rear garden. Tinted double glazed roof helping to keep the conservatory warm in winter and cool in the summer. Double Glazed French doors lead to the rear garden. Radiator, Karndean flooring.



1st Floor

Stairs rise from the ground floor to the first floor with doors to Bedrooms 2,3,4 and the family bathroom and airing cupboard. Double glazed window to the side elevation. Further stairs lead up to a door giving access to the master bedroom. The airing cupboard is fitted with a range of shelving and electric heater.

Bedroom 2

Double glazed window to the front elevation. Access to walk in wardrobe. Radiator

Bedroom 3

Double Glazed window to the rear elevation. Radiator
Laminate flooring

Bedroom 4

Double Glazed window to the front elevation. Radiator



Family Bathroom

Recently re fitted with a matching suite comprising of a wash hand basin incorporating a vanity unit, closed coupled low level WC. Multi Jet Spa bath with lights. Mains fitted double shower with 2 shower heads one being a rainfall shower. Tiling to walls. Double Glazed frosted window to the rear elevation. Heated light mirror with shaver socket. Heated towel rail. Karndean Flooring. Extractor fan

Master Bedroom

A door leads to the master bedroom from the stairs. Double glazed window to the rear elevation and double glazed velux window to the front elevation, both with fitted blackout blinds. 2 Radiators. Laminate flooring. Access to loft void, boarded and has light. Door from the master bedroom leads to the en suite.

En suite

Recently re fitted with a wash hand basin with Drawers under. Close Coupled low level WC, Walk in shower cubicle with electric shower. Wall mounted heated towel radiator. Shaver Socket. Double Glazed frosted window to the rear elevation. Extractor fan

Outside Front

The property is approached via a brick paved private driveway leading to a car port. Parking for 4+ cars. To the front of the property is a garden laid with various shrubs and plants and low level hedging. The driveway continues to the rear of the property and gives access to the garage. Outside water supply. A fence and gated access lead to the rear garden.

Outside rear

Exiting the conservatory leads you to cobble and gravel area with wall and fence boundary. Fitted outside electric socket. The rest of the rear garden is predominately laid to lawn with one area at the top of the garden being laid to patio. To the rear of the garage the area has been utilised as a vegetable plot. Bordered by fence and wall boundaries.

Garage

With the garage being longer and wider than most garages, this is an ideal space for hobbies or parking a car. Metal up and over door to the front elevation and courtesy door to the side elevation. Power and light. Storage in the eaves. Work bench to the rear of the garage. Windows to the side and rear elevation.

Agents Notes

Please note to comply with the estate agents act 1979 we inform you that a person working for Kernow Properties is the vendor of this property and as such has an interest in this property. If more information is required, please contact Kernow Properties.

