

24 Willow Drive

Camborne, TR14 7HR





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Nestled in Willow Drive, Camborne, this splendid four bedroom detached home offers a perfect blend of comfort and modern living. There is a spacious living room, that provides an inviting atmosphere for relaxation. The heart of the home is the open plan kitchen diner, which is designed to be both functional and stylish, making it an ideal space for family gatherings and culinary adventures. The property boasts four well proportioned bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines will be a breeze, providing convenience for everyone in the household. Outside, the property features a delightful garden, complete with a patio area perfect for al fresco dining and a well maintained lawn, ideal for children to play or for gardening enthusiasts to cultivate their green fingers.

For those with multiple vehicles, the property offers generous parking, complemented by a double garage and a utility area, providing additional storage and practicality. This home is not just a place to live; it is a sanctuary that combines space, style, and functionality in a desirable location. If you are looking for a family home, this property is sure to impress.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price- £435,000

Location

Camborne has many well regarded schools and the local college is attracting good reports for its academic achievement. With access on to the A30, Camborne has excellent transportation links combined with a mainline railway station which provides daily services to London, Paddington. The town centre offers a good range of retail outlets both national and independent. The well regarded beaches of the North Coast are only a short drive away and have an international reputation for surfing and water activities.

Accommodation

Entrance

Double garage

Utility

Stairs to landing

Lounge (5.75m x 4.3m plus recess of 1.7m x 1.3m plus bay of 2.8m x 0.8m)

Kitchen/diner (7.03m x 3.45m narrowing to 2.77m)

W/C

Bedroom (3.7m x 2.25m)

Stairs to landing

Bedroom (4.55m x 2.75m)

Bedroom (4.8m x 3.45m)

Bedroom with en suite (4.15m x 3.6m)

Bathroom

Garage

Double garage with utility room at the rear

Parking

There is parking at the front of the property for multiple vehicles. There is also an electric car charger point.

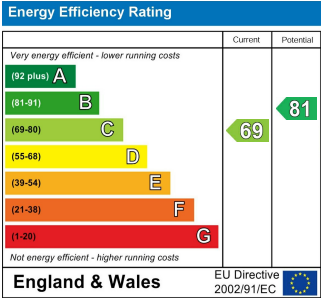
Outside

The garden features a spacious patio and decked area which is perfect for al fresco dining and entertaining guests. The remainder of the garden is laid to lawn, providing a lush, green space for relaxation and play.

Services

Mains water, electricity, gas and drainage





Agents Note

Our client has informed us that the road leading to the property is a private road and all 5 properties have responsibility to maintain it.

Council Tax Band E**What3Words**

///comfort.schools.loitering

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

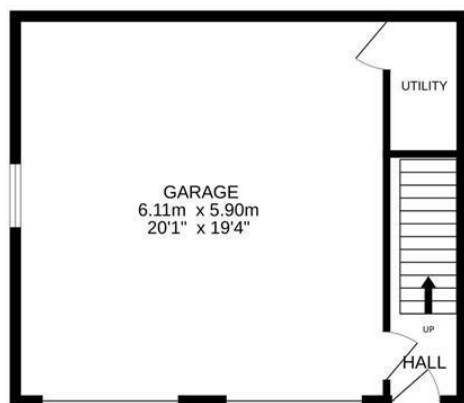
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

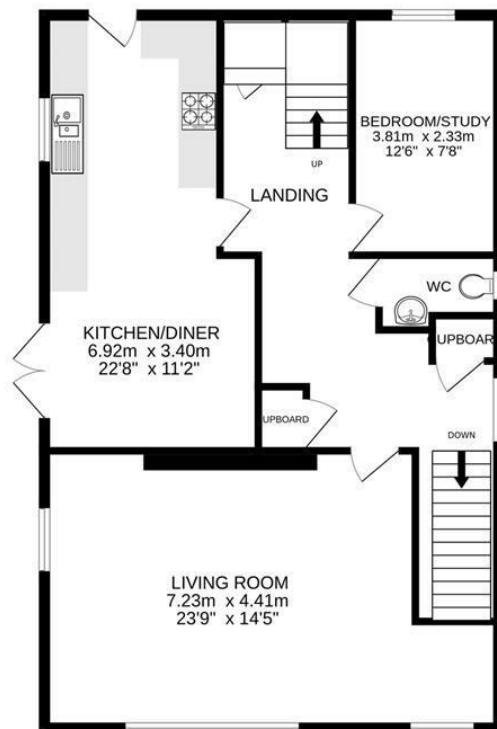
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



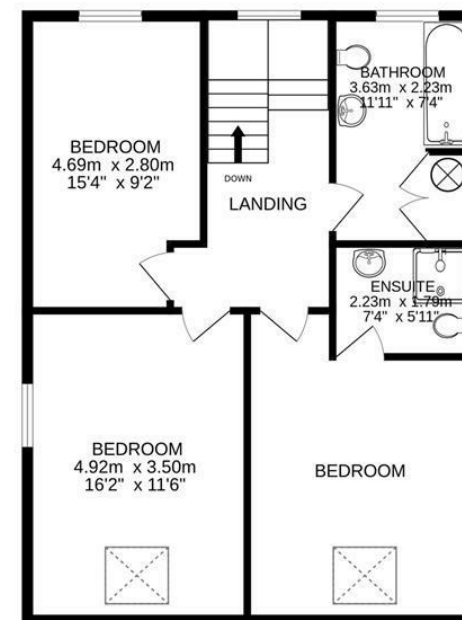
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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