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Sales & Lettings



## 11 Tehidy Gardens

Camborne, TR14 0ET

**Guide Price £625,000**

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# 11 Tehidy Gardens

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**Guide Price £625,000**



Situated in a highly sought after area, close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and golf course, this location is within close proximity to many north Cornwall coastal towns as well as other surrounding attractions. This substantial and eye catching four bedroom executive detached home must be seen to be fully appreciated. Having been extensively modernised by the current vendors and offering extremely versatile accommodation, it provides impressive and sizeable family living areas. Comprising of a striking floor to ceiling glazed hallway flooded by natural light creating a seamless connection between indoors and outdoors, the substantial double aspect lounge gives way to a large light filled conservatory with the added benefit of underfloor heating. The large modern kitchen provides a sleek and functional space for both cooking and socialising, leading into a garage conversion providing utility features, a sun room and a further bedroom with en-suite facilities, all of which could be further enhanced into a separate living area. The first floor provides a large double aspect master bedroom with en-suite, two further bedrooms and an ample family bathroom. The large garden to the rear includes a spacious wooden outbuilding that can be used as a workshop or presenting an opportunity to develop into alternative use. Furthermore, the property benefits from a multi-person hot tub. The front of the property provides ample parking, there is a communal area including tennis court and nearby off street storage for caravans, motorhomes or boats.

#### **ENTRANCE HALLWAY**

**9'2" x 8'2" (2.80m x 2.51m)**

Double glazed from floor to ceiling on two sides and overlooking the front aspect with polished porcelain floor tiles. Built-in storage cupboard providing hanging space and shelving. Stairs to the first floor.

#### **DOWNSTAIRS WC**

With a low level wc and a corner wash hand basin.

#### **DUAL ASPECT LOUNGE**

**12'9" x 20'0" (3.91m x 6.10m)**

Polished laminate flooring and a Dimplex coal effect electric fire with porcelain tiled fireplace. Chandelier, a radiator, upvc double glazed window overlooking the front aspect and upvc sliding doors giving access to:

#### **CONSERVATORY**

**13'5" x 10'9" (4.09m x 3.29m)**

With dwarf walling and fully upvc double glazed. Tiled floor with underfloor heating and French doors leading out onto the patio. Archway through to:

#### **KITCHEN/DINER**

**9'10" x 12'6" + 11'7" x 9'4" (3.02m x 3.83m + 3.54m x 2.85m)**

Multifunctional central island unit with work surface allowing space for seating and comprising a cupboard, drawer and wine storage. Built-in storage cupboard with shelving. Upvc double glazed window overlooking the patio and rear aspect. Built-in hob with extractor over and built-in oven and grill with built-in microwave above. Substantial cupboard and drawer space together with work surfaces and a single stainless steel sink and drainer with mixer tap. Work surfaces with upstands, plumbing for white goods and a Worcester boiler. Door leading through to:

#### **UTILITY AREA**

**5'9" x 22'4" (1.76m x 6.82m)**

With laminate flooring, single stainless steel sink and drainer with mixer tap, tiled splash backs and tiled window sill. Ample cupboard and drawer space with work surfaces and a pull-out soft close larder unit. External door with obscure glazed panel giving access to the front of the property. Upvc double glazed window with radiator below.

#### **REAR HALLWAY**

Giving access between the utility area and sun/sitting room, storage cupboard with plumbing for washing machine and shelving above.

#### **SEPARATE WC**

With a low level wc, a wash hand basin with tiled splash back, a mirror above and vanity unit. Part tiled with an extractor fan, a radiator and an obscure upvc double glazed window.

#### **SUN ROOM/SITTING ROOM**

**10'1" x 11'10" (3.09m x 3.63m)**

Wall mounted electric fire and a upvc double glazed window overlooking the patio and rear aspect. Radiator and French doors leading out onto the patio area. Door leading to:

#### **BEDROOM 4**

**9'10" x 11'6" (3.00m x 3.53m)**

Upvc double glazed window overlooking the driveway and front aspect. Radiator and door leading to:

#### **EN-SUITE SHOWER ROOM**

**7'3" x 4'7" (2.21m x 1.40m)**

With a wc, wash hand basin with vanity unit and mirrored medicine cabinet above, all with a half tiled surround. Electric shower with fully tiled surround and supportive hand rails with an L shaped glass shower screen. Towel radiator and extractor fan.

#### **FIRST FLOOR**

##### **LANDING**

Upvc double glazed window overlooking the front aspect and surrounding area. Loft access to a boarded loft space.

##### **BEDROOM 1**

**13'4" x 20'4" (4.07m x 6.22m)**

Dual aspect upvc double glazed windows overlooking the front aspect. Two radiators. Built-in wardrobe with hanging and storage space and two built-in mirror fronted wardrobes with hanging space and storage. Upvc double glazed window overlooking the rear aspect and garden. Door to:

##### **EN-SUITE SHOWER ROOM**

**4'9" x 9'3" (1.47m x 2.84m)**

With polished marble effect floor tiles and a upvc obscure double glazed window. WC, rectangular wash hand basin and drawer storage with integrated handles below. Thermostatic shower, fully enclosed and tiled with sliding glazed door. Radiator with towel rail above and an extractor fan.

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### **FAMILY BATHROOM**

**6'7" x 9'2" (2.01m x 2.81m)**

With polished porcelain tiled floor, oversized bath with waterfall mixer tap handset kit. WC, rectangular wash hand basin and drawer storage with integrated handles below. Open ended towel radiator and a upvc double glazed window overlooking the rear aspect.

### **BEDROOM 2**

**10'4" x 12'8" (3.17m x 3.88m)**

Upvc double glazed window overlooking the rear aspect and a radiator.

### **BEDROOM 3**

**8'5" x 10'4" (2.58m x 3.15m)**

Built-in wardrobe with sliding door providing hanging and storage space. Upvc double glazed window overlooking the side aspect. Radiator. Sliding wheeled rail doors giving access to:

### **STORAGE AREA**

**11'10" x 5'8" (3.63m x 1.75m)**

A useful storage area shaped to the roof pitch.

### **OUTSIDE**

To the front a block paved driveway provides parking for a number of vehicles and divides two lawned areas with a low level defined border wall leading into a further block paved driveway offering parking for a number of vehicles. This area divides a lawn and a low maintenance slate chipping area, both with mature bushes and shrubs. A gated side pathway gives access to the rear garden which is primarily laid to lawn and is well enclosed. There is a concrete paved patio having a low wall and giving a defined border to the lawned garden. There is a multi-person hot tub and a concrete pathway leads to a TIMBER OUTBUILDING 7.76m x 3.71m (25'5 x 12'2) of shiplap timber construction with a fibreglass roof and a upvc glazed sliding door entry. It has a upvc double glazed side window overlooking the lawned area, work surfaces, electric power and lighting. GARDEN SHED 2.86m x 1.83m (9'4 x 6').

### **DIRECTIONS**

From our office in Redruth take the main road towards Camborne, through Illogan Highway passing Morrisons supermarket on the right hand side.

Continue to the double mini roundabouts and turn right passing Pool School on your right hand side. Follow this road along and continue straight over at the mini roundabout sign posted to the A30. Take the second turning left into Tehidy Gardens and then first right where the property will be found on the right hand side.

### **AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: E.

£130 per annum for communal managed area to include use of tennis courts, parking for boats, campervans etc and maintenance of communal garden areas.

### **SERVICES**

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Limited, Vodafone Limited (sourced from Ofcom).





Road Map



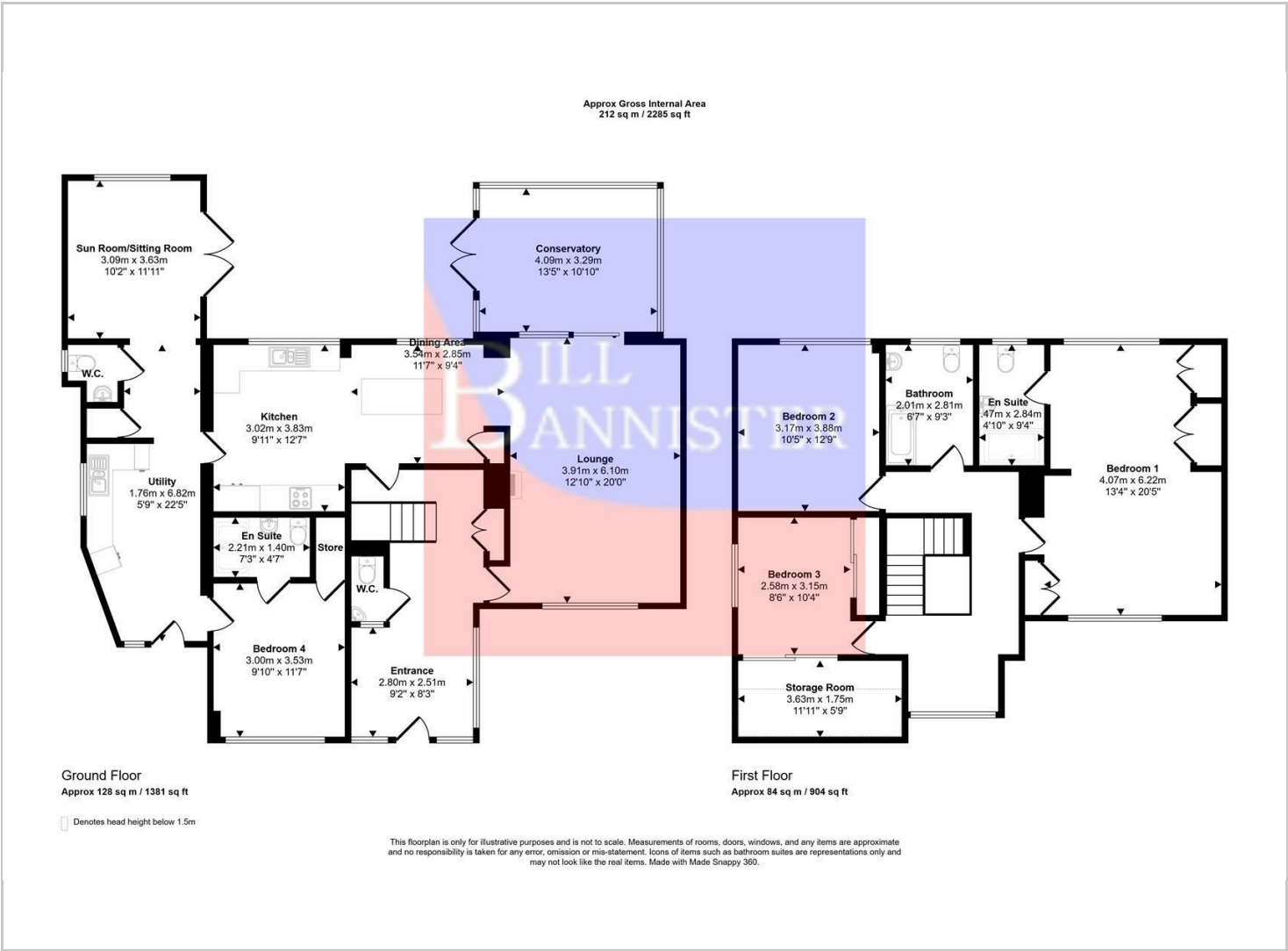
Hybrid Map



Terrain Map



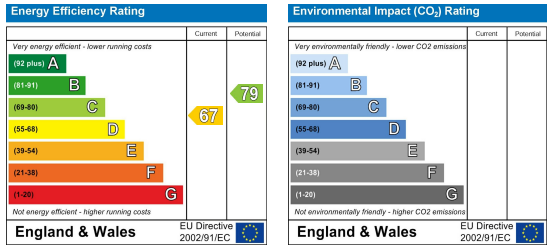
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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