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Poltair Close, Barripper, Camborne

Offers in Excess of £385,000

Freehold

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Property Introduction

Offered for sale chain-free, this modern detached house situated on the entrance to the popular village of Barripper is ideal for family occupation. Originally offering four bedrooms, one of the larger rooms has been divided to create five bedrooms and there is an open plan living space which features a stunning kitchen with central island which was installed recently. From the kitchen area there is a utility room which gives access to an integral garage and the hallway features a recessed turning staircase to the first floor and a door opens off to a cloakroom/WC. As one would expect from a modern property, there is double glazing and the house is warmed by an air source heating system. To the outside, paviour parking is available to the front whilst to the rear the garden is enclosed, secure for younger children and pets and largely lawned with a raised decked pagoda ideal for outside entertaining.

Presented to a very high standard throughout, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Barripper is a popular village location some two miles from the centre of Camborne and it benefits from nearby country walks. Camborne, which is within one and a half miles, offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects to London Paddington and the north of England.

The A30 can be accessed within half a mile of Camborne and within twelve miles is the county town of Truro, the shopping centre for Cornwall. The university town of Falmouth on the south coast is within fourteen miles and the north coast of Portreath, which is noted for its sandy beach and active harbour can be found within six miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Recessed turning staircase to the first floor, laminate flooring and inset spotlighting. Vertical panelled door to cloakroom/WC and to:-

LIVING ROOM/KITCHEN 23' 9" x 14' 5" (7.23m x 4.39m)

Bi-fold doors opening onto the rear garden and a uPVC double glazed window to the rear. Recently remodelled with a range of base units having adjoining thin square edge resin working

surfaces with undercounter lighting and incorporating two eye-level electric ovens - one of which incorporates a microwave and an underslung one and a half bowl sink unit with mixer tap. Inset 'Neff' downdraft induction hob, integrated dishwasher and integrated wine cooler. Complimenting the wall units, there is a central island breakfast bar with additional storage and under unit lighting with thin square edge resin working surface. The living area incorporates a wood burning stove and there is underfloor heating.

UTILITY 7' 2" x 6' 0" (2.18m x 1.83m)

uPVC double glazed window to the front. Thin square edge resin working surface with space and plumbing beneath for an automatic washing machine and tumble dryer, laminate flooring and underfloor heating. Door to integral garage. Returning to hallway, door to:-

CLOAKROOM/WC

uPVC double glazed window to the front. Pedestal wash hand basin, close coupled WC and inset spotlighting. Underfloor heating.

FIRST FLOOR LANDING

A central landing with a uPVC double glazed window to the front, inset spotlighting and radiator. Vertical panelled oak doors open to:-

PRINCIPAL BEDROOM ONE 12' 1" x 10' 2" (3.68m x 3.10m) plus recess

uPVC double glazed window to the rear. Radiator and vertical panelled door to:-

EN-SUITE SHOWER ROOM

Featuring a pedestal wash hand basin, close coupled WC and low entry oversize shower enclosure with plumbed shower incorporating a rain head. Extensive ceramic tiling to walls, ceramic tiled flooring and inset spotlighting. Towel radiator.

BEDROOM TWO 11' 1" x 10' 9" (3.38m x 3.27m)

uPVC double glazed window to the front. Radiator.

BATHROOM

uPVC double glazed window to the front. Contemporary in style with a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, ceramic tiled flooring and towel radiator. Inset spotlighting.

BEDROOM THREE 10' 0" x 6' 2" (3.05m x 1.88m) plus recess

uPVC double glazed 'Velux' window to the front.

BEDROOM FOUR 10' 0" x 6' 3" (3.05m x 1.90m) plus recess

uPVC double glazed 'Velux' window to the rear. Radiator.

BEDROOM FIVE 10' 9" x 7' 2" (3.27m x 2.18m)

uPVC double glazed window to the rear. Radiator.

OUTSIDE FRONT

To the front of the property, the garden is part lawned with specimen shrubs and the remainder of the garden is brick paviour with ample parking for two vehicles. Set to one side is a storage area and there is an external water supply. Pedestrian access leads to the rear.

REAR GARDEN

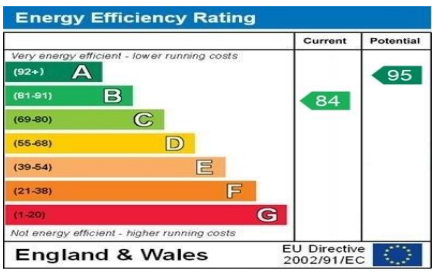
The rear garden is enclosed, features a paved patio and the remainder of the garden is largely lawned and leads to a decked seating area with pagoda ideal for outside entertaining. Timber storage shed.

AGENT'S NOTES

The Council Tax Band for this property is Band 'E'. Please note, some of the images have been furnished with the use of CGI.

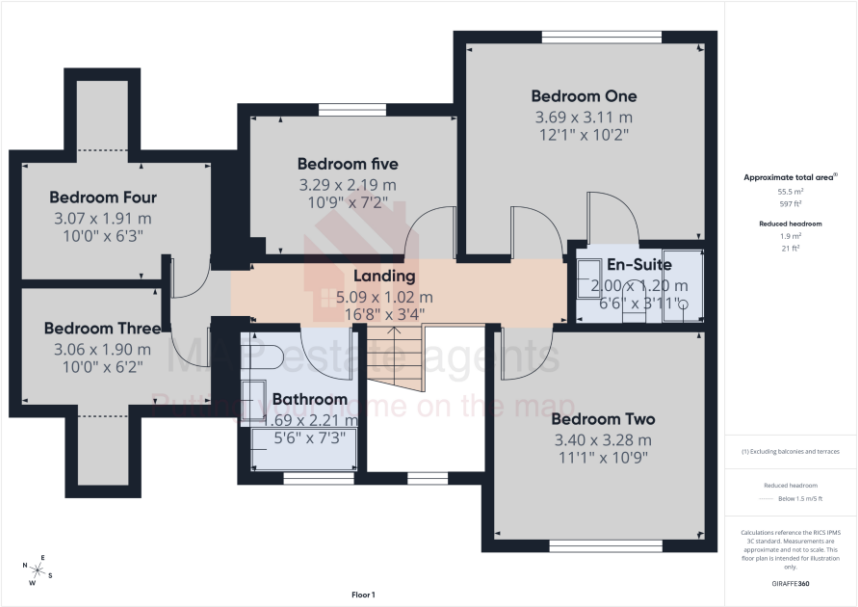
SERVICES

Mains electric, mains water (metered) and mains drainage.



DIRECTIONS

From Camborne Police Station, head out of town on the B3303 and take the fourth turning on the right into Barripper Road, continue along Barripper Road and after passing the village school on the left-hand side, just prior to some traffic calming on entering the village, turn left into Poltair Close where the property will be identified ahead of you on the left-hand side. If using What3words: bottle.suitability.fearfully



MAP's top reasons to view this home

- Superior quality detached house
- Chain-free sale
- Five bedrooms (principal en-suite)
- Open plan living area with wood burner
- Remodelled kitchen with central island
- First floor family bathroom
- Utility room
- Integral garage
- Air source heating
- Popular village location

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