

Chivilas Road
Camborne
TR14 0FG

Offers In Excess Of £340,000

- IMMACULATE DETACHED FAMILY HOME
- THREE/FOUR BEDROOMS
- MASTER ENSUITE
- SUNNY ENCLOSED GARDEN
- BEAUTIFUL KITCHEN/DINING ROOM
- DUAL ASPECT LIVING ROOM
- UTILITY ROOM
- OFF ROAD PARKING
- OPEN VIEWS TO THE REAR
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 1090.00 sq ft


4


2


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B83

PROPERTY DESCRIPTION

Situated in a quiet Cul De Sac and enjoying an open rear aspect is this immaculate three/four bedroom family home, perfectly suited to a growing family. The current vendors have made superb improvements to the accommodation which enjoys plenty of natural light and now comprises a welcoming entrance hall with large under stairs cupboard, cloak room, a generous dual aspect living room, upgraded kitchen with integrated appliances, a comfortable dining area, utility room and a versatile office/ground floor single bedroom. To the first floor you will find a family bathroom and three further bedrooms with the master boasting an ensuite. Outside, the property is nicely set back on corner plot with a level lawned front garden and driveway providing off road parking. The rear enjoys a westerly facing, sunny enclosed garden which is predominantly laid to lawn along with a quality composite decked patio area providing the perfect space for children, pets an entertaining. Other benefits include gas central heating, double glazing with fitted blinds, oak internal doors and the remainder of a 10 year NHBC guarantee.

LOCATION

Chivilas Road is a quiet Cul De Sac situated in a popular modern development on the outskirts of Camborne. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODAITON IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Composite door into:

ENTRANCE HALL

A welcoming entrance hall with stairs rising to the first floor and large storage cupboard below, space for hanging coats, radiators, oak internal doors to cloak room, living room and kitchen.

CLOAK ROOM

W.C with concealed cistern and hand basin with tiled splash back and cupboard below, tiled flooring, chrome effect heated towel rail, obscure double glazed window, extractor fan.

LIVING ROOM

A generous dual aspect living room with attractive half panelled walls, two double glazed windows with fitted blinds, radiator, opening into:

KITCHEN/DINING ROOM

A beautiful kitchen/dining room which is the real 'hub of the home' enjoying a light and bright space with plenty of room for a large dining table and chairs. The kitchen is well appointed including a wide selection of matching shaker style base and wall units, stone effect work surfaces with complimentary tiled splash backs. Integrated appliances include a dishwasher, fridge/freezer, oven, hob, extractor, wine cooler and composite sink with drainer. There is also a double glazed window to the front, double glazed patio doors leading onto the rear garden and an additional floor to ceiling window all with fitted blinds, tiled flooring, modern decorative radiator and inset lighting. Oak internal doors lead into the utility and office/bedroom.

UTILITY

A useful utility space which matches the quality of the kitchen with further base and wall units, stone effect work surface with tiled splash back and an additional composite sink, inset lighting, tiled flooring, radiator, double glazed window, integrated washing machine and space for tumble dryer.

OFFICE/BEDROOM

A versatile room which could be used as a fourth single bedroom, office or snug. Vaulted ceiling with inset lighting, radiator, double glazed window with fitted blinds.

FIRST FLOOR

LANDING

An open landing with a returning staircase with double glazed window, airing cupboard, oak internal doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window with fitted blinds, radiator, oak internal door into:

ENSUITE

A modern three piece shower suite comprising shower cubicle with tiled surround, W.C with concealed cistern and hand basin with fitted cupboard, chrome effect heated towel rail, tiled flooring, extractor fan, obscure doble glazed window.

BEDROOM TWO

Double glazed window with fitted blinds, radiator.

BEDROOM THREE

Double glazed window with fitted blinds, radiator.

FAMILY BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C with concealed cistern and hand basin with fitted cupboard, chrome effect heated towel rail, tiled floor, obscure double glazed window, extractor fan.

OUTSIDE

The property sits on a corner plot, approached over a pathway with a level lawned front garden with hedged border and a driveway providing off road parking. A pedestrian gate to the side gives access into the rear where you will find a private, family and pet friendly enclosed garden. The garden enjoys afternoon to evening sun with its westerly aspect and boasts a high quality composite decked area perfect for out door entertaining. The main garden is laid to lawn with fenced boundaries, flower bed borders and a useful tool shed. The garden also backs onto a wildlife area which can be seen from the first floor with the views extending beyond towards the north coast.







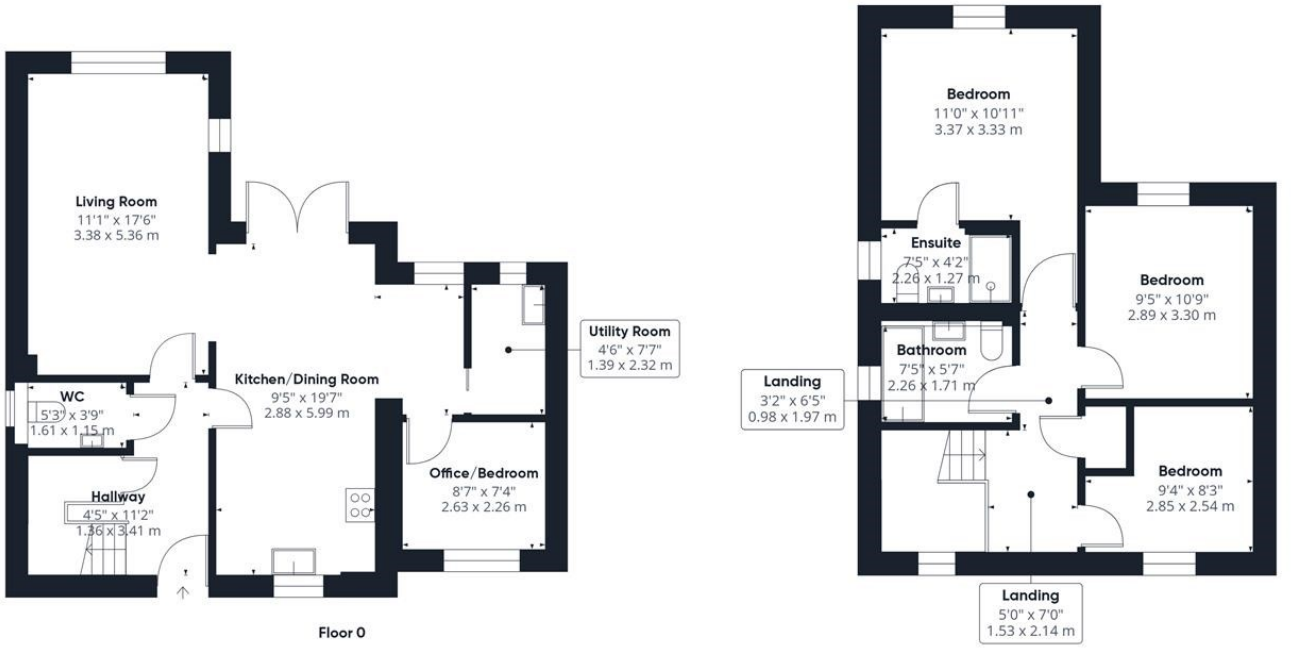
DIRECTIONS

From Camborne Town travel down Fore Street onto Tehidy Road taking the right turn onto Enys Road. Continue to the top of Enys Road and straight over the cross roads onto Boiler Works Road. Take the left turn into West Seton then Right onto Chivilas Road where the property can be found after a short distance on your left hand side.

MATERIAL INFORMATION

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: B
Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: Yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area[1]

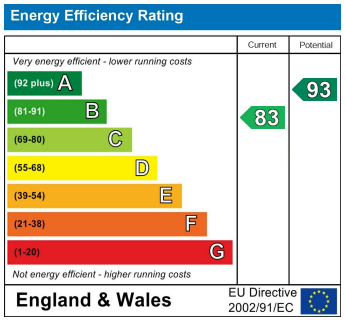
1090 ft²

101.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
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www.millerson.com

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