23 Mitchell Road

Camborne
TR14 7JH

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ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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FOUR BED DETACHED EXTENDED & REFURBISHED BUNGALOW

Occupying a convenient position on the western side of the town with excellent access to the A30, this beautifully presented detached bungalow has been thoughtfully updated, extended and modernised throughout.

The property offers spacious and versatile accommodation, ample driveway parking, and a private south-facing rear garden enjoying a high degree of privacy, complemented by an excellent garden room ideal for home working or leisure. Offered for sale with no onward chain.

Guide Price £325,000

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GENERAL COMMENTS

23 Mitchell Road is an extended and extensively refurbished detached bungalow occupying a convenient position on the western side of Camborne, ideally placed for access to the A30. Finished to a high standard throughout, the property provides deceptively spacious accommodation designed to suit a variety of lifestyles, from modern family living to multi-generational occupation. A particularly attractive feature is the thoughtfully arranged layout, with part of the bungalow offering excellent potential for more independent accommodation for a dependant relative, teenager or guests.

Outside, there is ample driveway parking, a private south-facing rear garden enjoying a good degree of privacy, and an excellent garden room ideal for home working, hobbies or leisure.

The accommodation is both practical and well proportioned, comprising an entrance hallway, comfortable lounge with feature stove and a light and spacious kitchen/dining room. There are two bedrooms and a modern shower room within the main dwelling, whilst an additional section accessed from the kitchen provides two further bedrooms, one benefitting from an en-suite shower room and the other with double doors opening directly onto the rear garden. This arrangement gives the property a natural degree of separation whilst remaining entirely connected as one home.

The property is offered for sale with no onward chain.

LOCATION

Camborne is a thriving Cornish town offering an excellent range of everyday amenities, schooling and transport links, making it popular with families, professionals and retirees alike. The town benefits from a mainline railway station providing direct links to Truro, Plymouth and London Paddington, whilst the nearby A30 offers convenient access across Cornwall. Rich in mining heritage and surrounded by beautiful countryside, Camborne is also within easy reach of the north coast beaches at Portreath and Gwithian, renowned for their dramatic coastline and surfing beaches. A selection of supermarkets, independent shops, cafés and leisure facilities are all available within the town, together with nearby walks and open countryside.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

DINING ROOM

3.26 x 2.61 (10'8" x 8'6")
Open plan with the kitchen with breakfast bar.

KITCHEN

3.37 x 2.92 (11'0" x 9'6")
A well appointed kitchen with a good range of base and eye level units with worktop over, sink and drainer inset. Built in oven and grill, hob and fridge/freezer. Space and plumbing for washing machine. Dual aspect with door opening to the garden, providing plenty of natural light.

LOUNGE

3.92 x 5.06 (12'10" x 16'7")
A dual aspect room with feature wood burning stove.

BEDROOM 1
3.33 x 3.58 (10'11" x 11'8")
Window to front.

BEDROOM 4
3.31 x 2.43 (10'10" x 7'11")
Window to front.

SHOWER ROOM
1.93 x 1.62 (6'3" x 5'3")
W.C., corner shower and wash hand basin.

INNER HALLWAY
Accessed from the kitchen.

BEDROOM 3
3.51 x 2.35 (11'6" x 7'8")
Window to front.

EN-SUITE
1.54 x 1.37 (5'0" x 4'5")
Shower, w.c. and wash hand basin.

BEDROOM 2
3.44 x 2.57 (11'3" x 8'5")
Double doors opening onto the rear garden.

OUTSIDE
The property is approached via a driveway which provides parking for 2 or 3 cars. There is a lawn to the front of the property with access along the side to the rear.

The south facing and private garden is delightful, enjoying a sunny aspect for the majority of the day. A lawn with patio provides plenty of sitting out space and an area of decking which leads to the GARDEN ROOM. The garden is bordered by mature and established plants and shrubs.

GARDEN ROOM
3.27 x 2.04 (10'8" x 6'8")

SERVICES
Mains water, electricity and drainage.

N.B
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

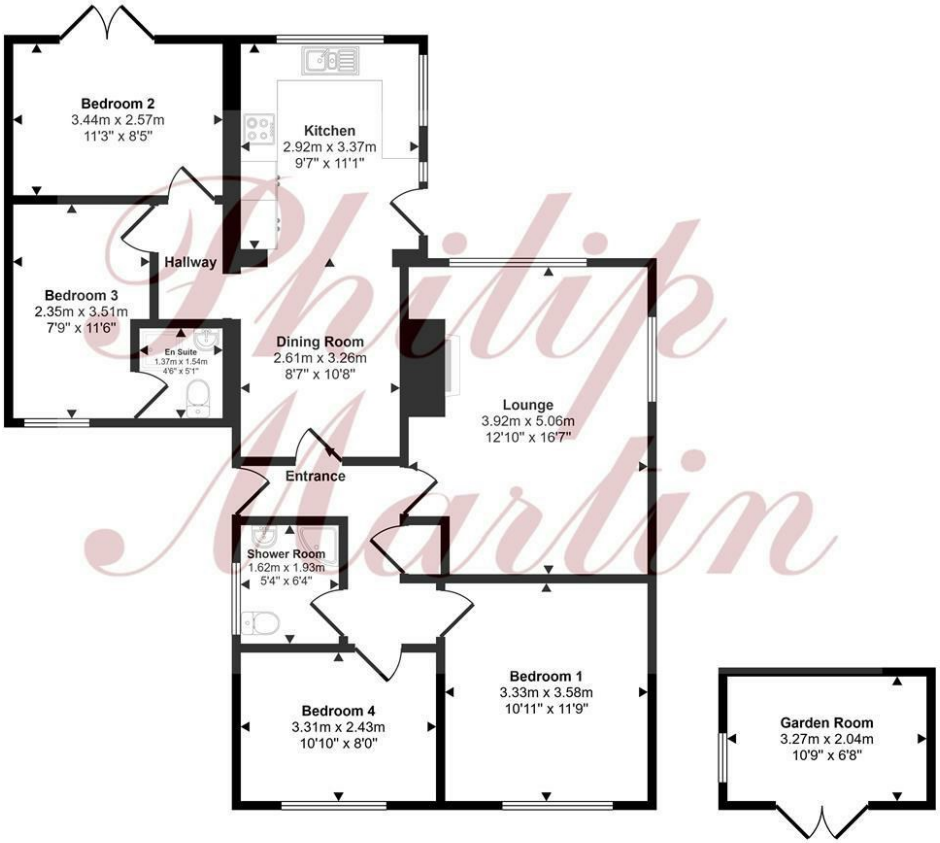
COUNCIL TAX
C

TENURE
Freehold.

DATA PROTECTION
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS
From Chiverton Cross, join the A30 westbound towards Camborne. Stay on the A30 for around 10 miles and take the exit signposted for Camborne / Pool (A3047). At the roundabout, take the exit towards Camborne town centre and continue along the A3047. Follow the road through a couple of roundabouts, heading into Camborne. As you approach the town centre, follow signs towards Troon / Beacon. Turn into Mitchell Road, and number 23 will be found with a Philip Martin for sale board.

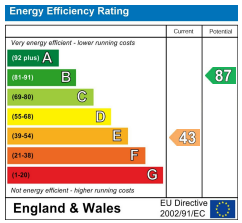
Approx Gross Internal Area
100 sq m / 1079 sq ft

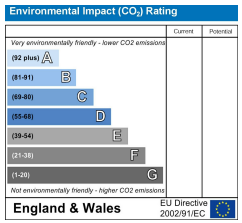


Floorplan
Approx 94 sq m / 1007 sq ft

Garden Room
Approx 7 sq m / 72 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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