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Rosewarne Road,
Camborne,

£350,000
Freehold







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Property Introduction

This detached property is conveniently situated for Camborne town and offers spacious and versatile accommodation. The property comprises three generous double bedrooms on the first floor, together with a substantial conservatory, a super-sized lounge and a separate dining room. The study provides useful additional space and could also be utilised as a fourth bedroom if required. A particular feature is the well-appointed kitchen/breakfast room, which is comprehensively equipped and provides access to a shower room/WC and a separate utility room.

Outside, the enclosed gardens offer a good degree of privacy, with ample parking available to the front of the property. Heating is provided by an oil-fired central heating system, while the windows and doors are uPVC double glazed.

A viewing is recommended to appreciate the generous accommodation, flexible layout and overall space this detached property has to offer.

Location

Camborne offers a comprehensive range of shopping outlets, public houses offering food and a main line Railway Station. The A30 runs to the north of the town. Schooling is available for all ages and it is worthy of note that Camborne Academy is Ofsted rated as good.

ACCOMMODATION COMPRISES

Two uPVC double glazed French doors opening to :-

CONSERVATORY 18' 5" x 6' 2" (5.61m x 1.88m)

A triple aspect room with uPVC double glazed windows on dwarf walling and with a feature stone wall to rear. Tiled floor and leaded double glazed feature door opening to :-

LOUNGE 23' 3" x 11' 5" (7.08m x 3.48m)

Two uPVC double glazed windows to the front elevation. Focal point of a feature tiled fire surround with recessed hearth incorporating a multi-fuel stove. Inset LED spotlighting and two radiators. Doorway through to :-

DINING ROOM 11' 6" x 11' 5" (3.50m x 3.48m)

With uPVC double glazed French doors opening to the rear. Inset LED spotlighting and radiator. Panelled doors off to kitchen/breakfast room and inner hall.

KITCHEN/BREAKFAST ROOM 20' 2" x 9' 4" (6.14m x 2.84m)

A dual aspect room with uPVC double glazed windows. Re-modelled with a range of quality units to three sides and a breakfast bar. The kitchen has an extensive range of integrated appliances to include a fridge/freezer, dishwasher, hob with hood over and double oven under. Inset stainless steel one and a half bowl sink unit with

mixer tap. Ceramic tiling to floor, radiator and uPVC double glazed door to side. Panelled doors opening off to:-

SHOWER ROOM

With uPVC double glazed window to the side. Re-modelled with a white suite consisting of pedestal wash hand basin, close coupled WC and corner shower enclosure with 'Mira Vista' electric shower. Ceramic tiling to floor and towel radiator.

UTILITY ROOM 6' 11" x 4' 1" (2.11m x 1.24m)

Worktop with space under for a standard washing machine and tumble dryer over. Floor mounted 'Warmflow' oil fired boiler for central heating and domestic hot water. Ceramic tiled floor and electric fan.

Returning to inner hallway.

INNER HALLWAY

With a turning staircase to the first floor with storage cupboard under. Radiator. Panelled door off to :-

BEDROOM FOUR/STUDY 12' 5" x 6' 9" (3.78m x 2.06m)

With a uPVC double glazed window to the rear and radiator.

FIRST FLOOR LANDING

With uPVC double glazed obscured glass window to the rear. Radiator. Panelled doors opening off to:-

BATHROOM

With a uPVC double glazed obscured glass window to the rear. This generous size room has been re-modelled with a white suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with glass screen and incorporating a mixer shower over bath. Inset LED spotlighting, towel radiator and contemporary tiling to walls. Gloss marble effect floor tiling and electric vent.

BEDROOM ONE 14' 0" x 11' 4" (4.26m x 3.45m)

With two uPVC double glazed windows to the front elevation. Radiator.

BEDROOM TWO 11' 6" x 11' 1" (3.50m x 3.38m)

With uPVC double glazed window to the front elevation. Radiator and access to loft space.

BEDROOM THREE 11' 9" x 11' 9" (3.58m x 3.58m)

With uPVC double glazed window to the rear and radiator.

OUTSIDE FRONT

To the front there is parking available on a gravelled driveway for three vehicles. Timber privacy fencing with gate opens to the front garden.

FRONT GARDEN

The front garden is mainly lawned and planted with a selection of mature shrubs and trees. External water supply. To the side of the property there is high walling with a raised gravelled area and with paving slab pathway leading to the rear.

REAR GARDEN

Paved areas with steps up to a raised planted bed. To the right hand side of the property one will find a further array of raised beds.

SERVICES

Mains water, mains electricity, mains drainage. Heating is provided by an oil boiler.

AGENTS NOTES

The Council Tax band for the property is band 'D'.

DIRECTIONS

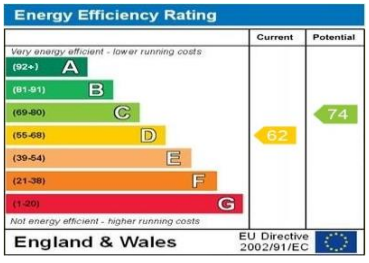
From Camborne Railway Station, exit onto Trevu Road and proceed towards Camborne town centre. Continue along Trevu Road, passing towards the town centre and joining Trelowarren Street. Continue through the town centre, following signs towards Rosewarne and Rosewarne Road. At the junction, turn into Rosewarne Road and continue along the road. Proceed along Rosewarne Road for a short distance, where Ivanhoe, will be found on the right-hand side, identified by the property's number and name. The property is conveniently located within easy reach of Camborne town centre and Camborne Railway Station. If using What3Words :- subtitle.shocking.scream

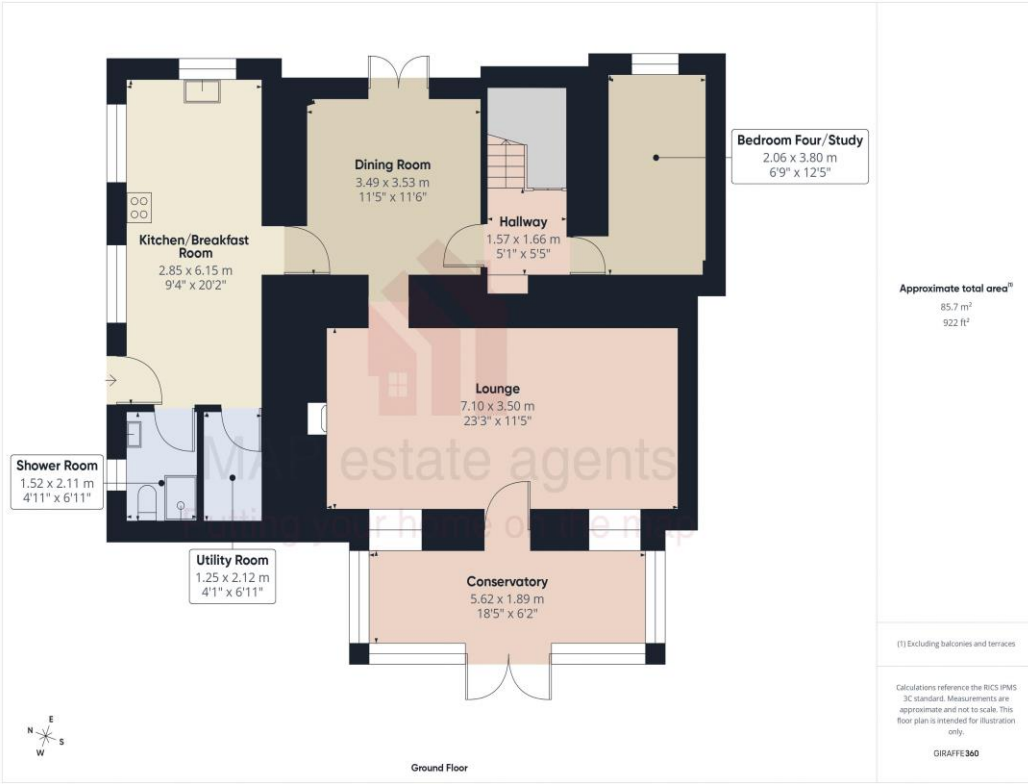


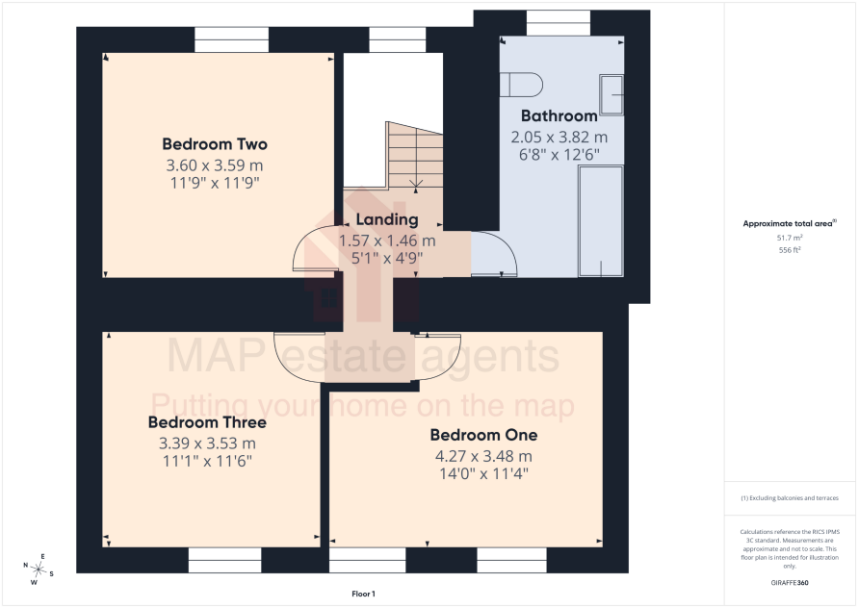












MAP's top reasons to view this home

- Detached
- Four bedrooms
- Off street parking
- Dining room
- Large conservatory
- First floor bathroom
- Ground floor shower room/WC
- Separate utility room
- Quality fitted kitchen
- Central town location

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