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Putting your home on the map

Willow Drive, Camborne

Offers Over £300,000

Freehold

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Property Introduction

A well-presented, three-bedroom home offering spacious and versatile accommodation with private parking for up to three cars.

The link detached property features an open-plan kitchen/diner, generous living room and ground floor WC. Upstairs are three bedrooms, two of which are doubles and a modern family bathroom. The established rear garden is arranged over several levels, full of beautiful plants and has various areas to sit and enjoy.

Conveniently located within walking distance of local schools and amenities as well as a variety of lovely walks close by including Tehidy woods.

Location

Willow drive is a popular residential close benefiting from being within walking distance from the local schools and town centre. Boasting the walking route from Meadow Drive to Duchy College Rosewarne in Camborne offering lovely, historic route through what locals historically nickname "Camborne's Shangri-la." The path bridges residential neighbourhoods with old woodland estates and historic horticultural fields.Camborne is ideally situated for access to the many popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes with their rugged coastline and breathtaking clifftop walks taking in the beautiful scenery. The city of Truro is approximately fifteen miles distant, making this property perfect for access onto the main A30 and being within reasonable travelling distance to most areas within the county. Camborne itself offers a good range of high street shops and multiples along with a junior and secondary school with Tehidy woods being moments away which is popular with walkers.

ACCOMMODATION COMPRISES

OUTSIDE FRONT

Private driveway providing parking for up to three cars. Planted boarders and gated pathway giving access to the rear garden. Composite entrance door with opaque glazed panel opens into the :-

ENTRANCE HALLWAY

A generous space for shoes and coats. Carpeted stairs rise to the first floor and door leading to the lounge. Door opening to :-

CLOAKROOM
Tiled flooring, low level wc and freestanding wash hand basin with storage below. Tiled splashback, radiator and window.

LIVING ROOM 14' 8" x 13' 7" (4.47m x 4.14m)
A spacious room with a focal point of a decorative gas-fired wood burner with large slate hearth. Beautiful oak flooring with glazed Oak doors opening through to the open-plan kitchen/diner. UPVC double-glazed window looking out to the garden and door opening into the understairs storage. Radiator.

OPEN PLAN KITCHEN/DINER 17' 1" x 9' 6" (5.20m x 2.89m)
A modern kitchen featuring eye and base level units with wood-effect composite worktops and subway-style tiled splashbacks. Space for a large American-style fridge/freezer and dishwasher. Five-ring gas hob with extractor above and electric oven below. Modern Worcester boiler and one-and-a-half bowl stainless steel sink with mixer tap. Ample space for a large dining table. UPVC double-glazed doors open onto the terraced rear garden. Radiator and continuation of the oak flooring. Door opening through to the :-

CONVERTED GARAGE/STUDY
A flexible space currently used as a office. Radiator and glazed door leading out to the rear garden. Depending on your living needs, this space could be a gym, a snug or even a games room. Door opens through to a small storage space.

FIRST FLOOR LANDING
Carpeted flooring and access hatch to the loft. doors leading to three bedrooms, the family bathroom and airing cupboard. UPVC double-glazed window.

PRINCIPAL BEDROOM 11' 7" x 8' 10" (3.53m x 2.69m)
Another double bedroom benefiting from recessed wardrobe space. Carpeted flooring, radiator and UPVC double-glazed window overlooking the rear garden.

BEDROOM TWO 10' 2" x 10' 0" (3.10m x 3.05m)
A generous double bedroom benefiting from double-fronted recessed wardrobe space. Carpeted flooring, radiator and UPVC double-glazed window overlooking the rear garden.

BEDROOM THREE 8' 3" x 7' 9" (2.51m x 2.36m)
Perfect as a child's room, study or walk-in wardrobe. Recess built in wardrobe. uPVC double glazed window.

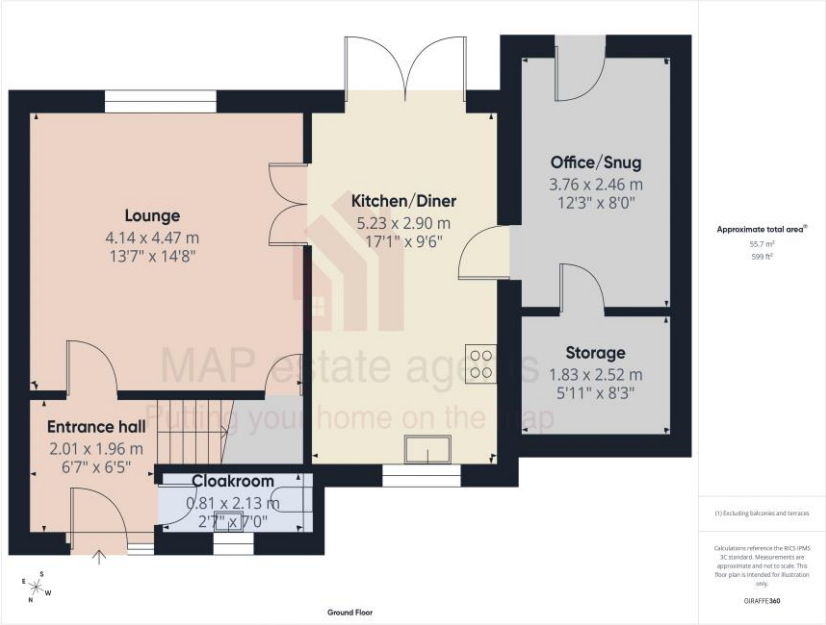
SHOWER ROOM
Corner shower enclosure with boiler-fed shower, waterfall shower head and separate attachment, wash hand basin and low level WC. Floor to ceiling tiling with ceramic tiled floor, opaque UPVC double-glazed window and chrome heated towel rail.

AIRING CUPBOARD
Floor to ceiling shelving and radiator.

REAR GARDEN
A surprisingly spacious and established south facing garden, arranged over several levels and offering a variety of different areas to enjoy. A paved walkway with steps leads up to the first level of the garden, where a generous paved terrace provides plenty of space for outdoor seating and entertaining, surrounded by raised planted borders and an abundance of mature plants and shrubs. Further areas are currently utilised for growing fruit and vegetables, with greenhouse space and additional gravelled and paved sections. Two large sheds provide storage with a pathway providing access to the front of the property. The garden is enclosed by fencing and Cornish stone walling.

SERVICES
Gas central heating, mains water, mains drainage and mains electricity.

AGENTS NOTE
The property is Council Tax band is 'C'



MAP's top reasons to view this home

- Quiet residential area
- Three bedrooms
- Spacious lounge
- Open plan kitchen/diner
- Parking for three cars
- Gas central heating
- Pretty terraced garden
- Two bathrooms
- Council Tax band 'C'
- Easy access to the A30

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