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Putting your home on the map

Chivilas Road, Camborne

Guide Price £300,000

Freehold

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Property Introduction

A detached home constructed in 2019 and offered for sale with the residue of a ten year NHBC guarantee. Ideal for a family, on the ground floor there is a central hallway which gives access to a generous dual aspect lounge, a well-appointed kitchen/diner with integrated appliances and with French doors opening onto the rear garden, there is also a ground floor cloakroom. Recessed turning stairs lead to the first floor where one will find three bedrooms with the principal bedroom benefiting from an en-suite and a family bathroom. Designed to be energy efficient, there is full uPVC double glazing and a combination gas boiler. To the outside the property is set back from the road by low maintenance gravelled hardscaping and a driveway gives additional parking in front of the attached garage. The rear garden is mainly lawned with an extensive patio and is secure and ideal for younger children. Offered for sale chain free, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Situated within a mile and a half virtually level walk from the town centre, there is a late night convenience store nearby and Rosemellin School which is for younger children, is within walking distance. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living. There is a mix of national and local shopping outlets, banks, a Post Office together with mainline Railway Station which connects with London Paddington and the north of England.

The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall is within thirteen miles, the north coast at Portreath is within five miles and the university town of Falmouth on the south coast is within fifteen miles.

ACCOMMODATION COMPRISES
Composite double glazed door opening to:-

HALLWAY
A central hallway with ceramic tiled floor and radiator. Recessed turning staircase to the first floor incorporating an under stairs storage cupboard and with vertical panelled doors opening off to:-

LOUNGE 21' 8" x 10' 3" (6.60m x 3.12m)
Enjoying a dual aspect with uPVC double glazed windows to front and rear. Inset spotlighting and two radiators.

KITCHEN/DINER 13' 1" x 11' 6" (3.98m x 3.50m)

uPVC double glazed window to the rear and uPVC double glazed French doors opening onto a patio. Fitted with a range of eye level and base units having adjoining square edge working surfaces on three sides and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in electric oven with four ring gas hob over with a stainless steel splash back and cooker hood. Integrated fridge and freezer, integrated dishwasher and integrated automatic washing machine. It should be noted that all of the white goods are 'AEG' branded to reflect the overall quality of this home. Ceramic tiled floor, inset spotlighting, larder cupboard and radiator.

GROUND FLOOR CLOAKROOM

uPVC double glazed window to the side. Featuring a hidden cistern WC, wall hung wash hand basin with vanity unit beneath and towel radiator. Ceramic tiled floor.

FIRST FLOOR LANDING

uPVC double glazed window to the front. A central landing with a radiator and vertical panelled wooden doors opening off to:-

BEDROOM ONE 11' 8" x 9' 6" (3.55m x 2.89m)

uPVC double glazed window to the rear. Radiator. Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the side. Featuring a hidden cistern WC, wall hung wash hand basin with vanity unit beneath and tiled shower enclosure with plumbed shower. Ceramic tiled floor and towel radiator.

BATHROOM

uPVC double glazed window to the rear. Fitted with a concealed cistern WC, wall hung vanity wash hand basin with mixer tap and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, ceramic tiled floor and towel radiator.

BEDROOM TWO 11' 5" x 10' 7" (3.48m x 3.22m)

uPVC double glazed window to the rear. Radiator.

BEDROOM THREE 9' 9" x 7' 1" (2.97m x 2.16m) plus door recess

uPVC double glazed window to the front. Radiator. Access to loft space.

OUTSIDE FRONT

To the front the property is set back from the road by gravelled hardscaping and there is pedestrian access to one side of the property together with the driveway leading to the attached garage which gives additional parking.

GARAGE 16' 6" x 9' 5" (5.03m x 2.87m)

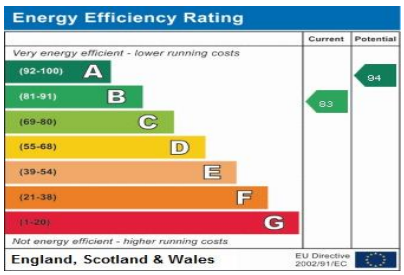
Up and over door and having power and light connected. Rear courtesy door to garden.

REAR GARDEN

Enclosed and secure for younger children, the garden is mainly lawned with an extensive patio.

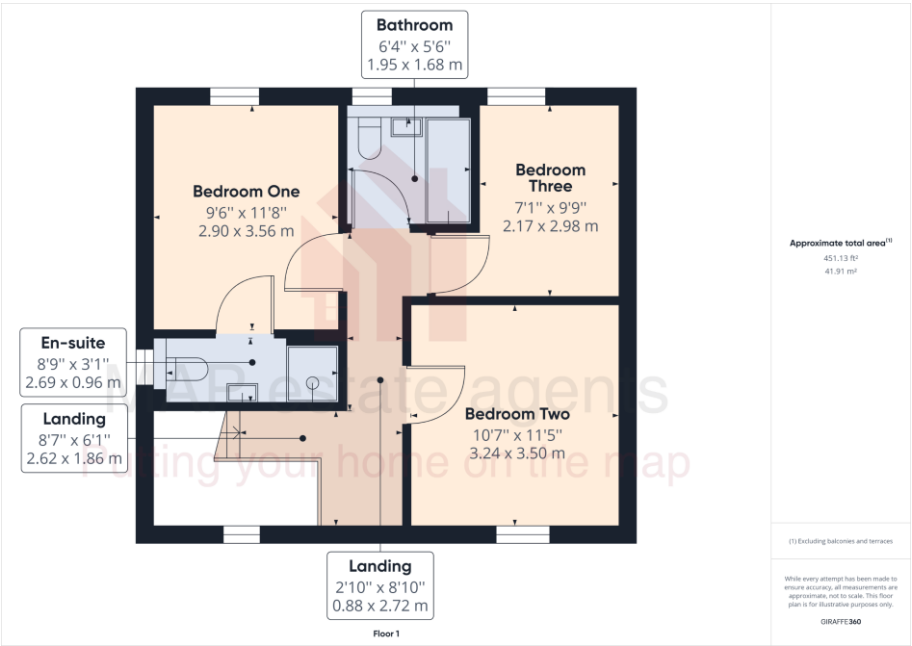
SERVICES

Mains water, mains drainage, mains electricity and mains gas.



AGENT'S NOTE

The Council Tax Banding for the property is band 'C'. In line with current modern developments, the property does has a service charge to cover maintenance of roadways, open spaces and lighting which is currently set at £50.00 per annum.



MAP's top reasons to view this home

- Detached family size house
- Constructed in 2019
- Three bedrooms (principal en-suite)
- Dual aspect lounge
- Fitted kitchen/diner
- First floor bathroom
- Gas central heating
- Generous rear garden
- Garage and driveway parking
- Offered for sale chain free

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