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**Hilderley Park,
Camborne**

**£295,000
Freehold**





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Property Introduction

Situated within a popular development on the outskirts of town, this modern semi-detached house was constructed by well respected local company, Robertson Developments Limited in 2024.

Presented to a high standard, on the ground floor there is a spacious living room with patio doors opening onto the rear garden, a useful cloakroom and a kitchen/diner which is well appointed and also has doors opening to the rear garden. On the first floor there are three double size bedrooms with the principal bedroom benefiting from a contemporary style en-suite and there is a generous family bathroom again in a contemporary style.

The property benefits from double glazing and a modern gas central heating system which combines to create an attractive and comfortable family home. To the rear of the property there is a generous enclosed garden which has been attractively landscaped and features a raised pond together with an extensive paved patio. An early appointment to view is high recommended to avoid disappointment.

Location

Situated less than three quarters of a mile and a virtually level walk of the town centre, there is a late-night convenient store at the entrance to Hidderley Park and Rosemellin School which is for younger children, is in Cliff Road. 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 together with a 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 centre of Cornwall is within thirteen miles. Falmouth of the South coast, which is Cornwall's university town is within a similar distance and Portreath on the North coast with its sandy beach and active harbour is within five miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Engineered wood flooring, turning stairs to the first floor with storage beneath and vertical panel doors opening off to:-

LOUNGE 18' 4" x 10' 10" (5.58m x 3.30m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the front and uPVC double glazed patio doors opening onto the rear.

Attractive engineered oak flooring, feature wall with recess for television and radiator.

KITCHEN/DINER 18' 7" x 9' 2" (5.66m x 2.79m)

Again enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed French doors open to the rear. The kitchen is fitted with a contemporary range of eye level and base units having adjoining square edge working surfaces featuring upstands and there is an inset colour coordinated one and a half bowl sink unit with mixer tap. Built-in eye level double oven, inset ceramic hob with extractor hood over and space and plumbing for automatic washing machine and tumble dryer. Wall mounted 'Worcester' combination boiler. Inset spotlighting to ceiling, vinyl flooring and radiator.

CLOAKROOM

uPVC double glazed window to the front. WC and vanity wash hand basin with mixer tap. Radiator and engineered oak flooring.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the rear and vertical panel doors opening off to:-

PRINCIPAL BEDROOM ONE 10' 1" x 9' 4" (3.07m x 2.84m) maximum measurements, plus door recess

uPVC double glazed French doors to the rear incorporating a Juliet balcony. Radiator. Two sliding door wardrobes. Door to:-

EN-SUITE

uPVC double glazed window to the rear. Fitted with a contemporary suite consisting of a hidden cistern WC, vanity wash hand basin with mixer tap and oversize shower enclosure with plumbed shower. Vertical towel radiator and vinyl floor.

BEDROOM TWO 10' 11" x 9' 1" (3.32m x 2.77m)

uPVC double glazed French doors to the rear incorporating a Juliet balcony to the front. Radiator.

BEDROOM THREE 10' 11" x 8' 9" (3.32m x 2.66m)

uPVC double glazed French doors to the rear incorporating a Juliet balcony. Radiator.

FAMILY BATHROOM

uPVC double glazed window to the rear. Fitted with a contemporary suite with a wall hung hidden cistern WC, wall hung vanity wash hand basin with mixer tap and panelled bath with plumbed shower over and incorporating shower screen. Extensive ceramic tiling to walls and vertical towel radiator.

OUTSIDE FRONT

To the front of the property there is an enclosed garden set behind a dwarf wall, it is largely gravelled for ease of maintenance, there is a storm porch with a door opening to storage for recycling and rubbish bins. The front of the property has an attractive cut stone finish.

OUTSIDE REAR

The rear garden is enclosed and is secure for those with younger children and pets, immediately to the rear of the property there is an extensive brick paviour patio and an attractive raised ornamental pond and water feature with the remainder of the garden laid largely to lawn featuring ornamental raised beds. The garden has been designed to be not only attractive but also easy to maintain. There is an external water supply and an external power supply. Gated access to rear.

GARAGE 21' 1" x 10' 5" (6.42m x 3.17m)

Set to the rear of the property there is a generous garage having power and light connected. To the front of the garage there is a brick paved hard standing suitable for two/three vehicles.

SERVICES

The property benefits from mains water (metered), mains electricity, mains drainage and mains gas.

AGENTS NOTES

The property is band 'B' for Council Tax purposes. Common with the majority of new developments there is an annual maintenance charge cover the grounds, road and street lighting cost which currently stands at £209 per annum which is paid in two six monthly installments.

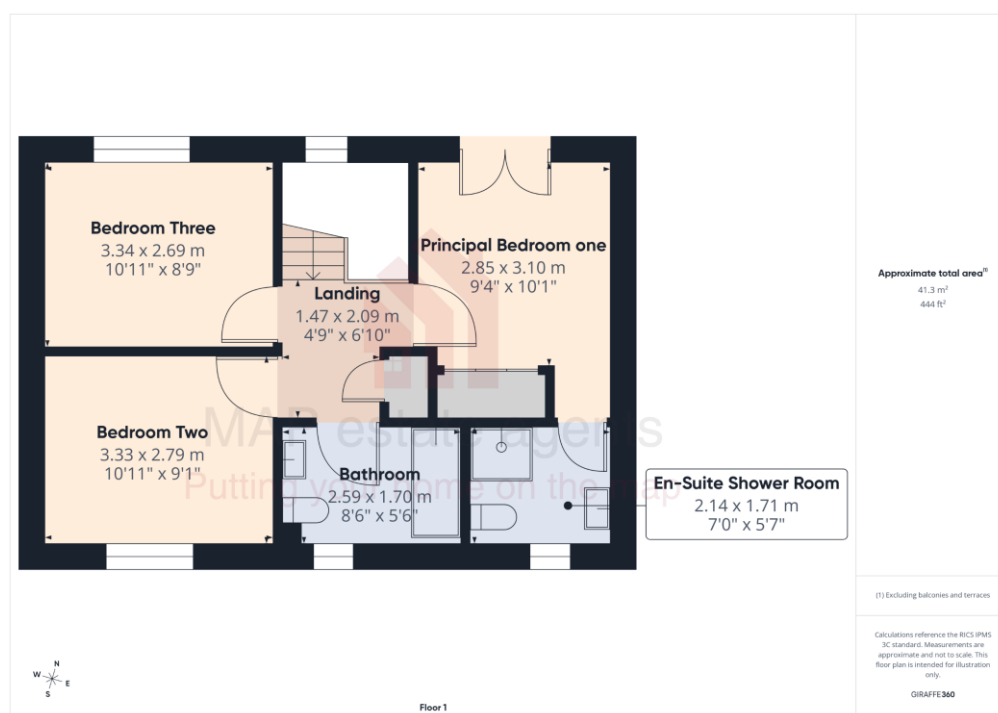
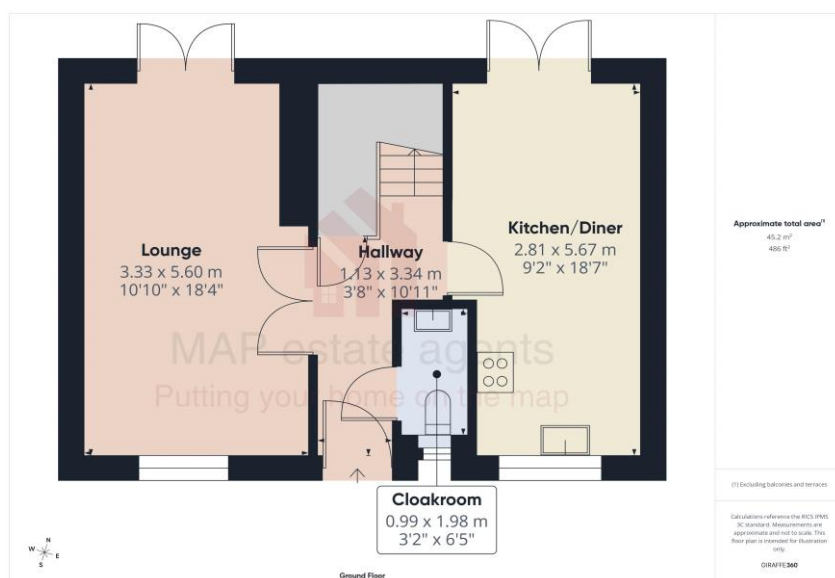


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Modern semi-detached house built in 2024
- Three double bedrooms with principal en-suite
- Dual aspect lounge
- Dual aspect fitted kitchen/dining room
- First floor family bathroom
- Ground floor cloakroom
- uPVC double glazing
- Gas central heating
- Attractive low maintenance gardens
- Generous garage and parking to rear



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01326 702400 (Helston & Lizard Peninsula)

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