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# BILL BANNISTER

Sales & Lettings



## 12 North Road

Camborne, TR14 8AR

**£259,950**



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Chain free, we are pleased to offer this well presented, bright and inviting property in the heart of Camborne. This deceptively spacious house would make an ideal family home given it has four bedrooms and two reception rooms. Furthermore, its location offers close proximity to a host of local amenities. Whilst retaining some original features, the property was extended at the rear during the 1990's. On entry, the property has a very useful entrance hallway before an internal front door opens into a middle reception room with a traditional fireplace and alcoves to each side, stairs to the first floor and open access to the kitchen/diner. Casement glazed doors open into the front reception room which also has shelved alcoves with storage cupboards below. The kitchen/diner is of a good size and features a range of modern, stylish units in a G-shaped format with the added bonus of a breakfast bar within the layout. From the kitchen, access is given to a rear utility area off which is a convenient downstairs toilet with a wash hand basin. From the utility area, access is given to the extended part of the property and from here, the rear garden is accessible. To the first floor, natural light cascades down onto the landing and stairs courtesy of a skylight. The landing gives access to the four bedrooms, two of which are at the front of the property with one at the rear. The 'middle' bedroom also has a skylight and could be repurposed to a hobby room/office should the new owner wish to do so. The bedrooms are complemented by a family bathroom with an original free standing bath and the convenience of a separate shower cubicle. Externally, the front of the property is hard standing with off road parking for two cars. The rear garden has an element of privacy and is divided into three distinct sections, a laid to lawn area that leads to steps to a raised patio area with a further laid to lawn area behind with a vantage point looking back towards the house. Within this long, rectangular garden that measures circa 100 feet, there are opportunities for those with gardening tendencies to develop their own vision. In terms of location, the property is within a short walking distance of a major supermarket. Camborne town centre is also within a very short walk where there are bus services close by. Camborne offers a range of shopping facilities and other amenities including a mainline railway station. There is easy access to the main A30 which can be reached in under ten minutes by car. The north coast at Portreath, where you will find access to the South West Coastal Path is just over four miles and the largest area of woodland in West Cornwall, Tehidy Country Park, is also within a similar distance.

Front door with a decorative glass feature opens to:

#### **ENTRANCE HALLWAY**

Radiator and an internal door with two decorative frosted glazed panels opens to:

#### **RECEPTION ROOM 1**

**15'11" x 14'3" (4.87m x 4.36m)**

Stairs to the first floor with built-in shelving and a traditional fireplace with shelved side alcoves. Radiator and an open joist ceiling. Step up and open access to the kitchen/diner. Mains smoke alarm. Casement style doors with decorative frosted glazed windows open to:

#### **RECEPTION ROOM 2**

**12'5" x 13'5" (3.79m x 4.11m)**

Upvc double glazed bay window overlooking the front aspect. Radiator and a fireplace (boarded up) with alcoves to either side having shelves and cupboards below.

#### **KITCHEN/DINER**

**15'9" x 10'3" (4.82m x 3.14m)**

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. One full height storage cupboard split into two. Free standing Bush gas cooker with an integrated electric extractor hood over. Single stainless steel sink and drainer below a window looking into the rear extension area. Space and plumbing for a dishwasher. Breakfast bar and a door with a half clear glazed pane opens to:

#### **UTILITY AREA**

**4'0" x 6'0" (1.22m x 1.84m)**

Roll edge worktop and plumbing for a washing machine. Skylight.

#### **WC**

Low level wc and a wash hand basin with a tiled splash back. Radiator and a Ventaxia extractor fan.

Upvc door with two obscure double glazed panels and a full height obscure double glazed side panel opens to:

#### **REAR EXTENSION**

**10'1" x 12'11" (3.08m x 3.96m)**

Skylight and an external tap. Upvc obscure double glazed half panelled door and upvc clear double glazed side windows open to steps up to the rear garden.

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## FIRST FLOOR

### LANDING

Skylight, a loft access hatch and a mains smoke alarm.

### BEDROOM 1

**9'0" x 15'2" (2.76m x 4.63m)**

With a raised upvc double glazed window overlooking the front aspect. Radiator.

### BEDROOM 2

**5'10" x 11'3" (1.80m x 3.45m)**

Upvc double glazed window overlooking the front aspect and a radiator.

### BEDROOM 3

**8'10" x 9'0" (2.70m x 2.76m)**

Skylight, a radiator and a built-in shelving area.

### BEDROOM 4

**7'8" x 10'0" (2.34m x 3.07m)**

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

### BATHROOM

**7'10" x 5'8" (2.40m x 1.75m)**

Partially tiled with a low level wc and a wash hand basin with a tiled splash back and a mirrored medicine cabinet above. Raised free standing bath and a raised shower cubicle with a hinged door and a Triton Enrich electric shower. Ventaxia extractor fan and a radiator. Door opens to a storage cupboard housing a Baxi boiler. Upvc obscure double glazed window to the rear aspect.

## OUTSIDE

To the front a pathway leads to the front door and a raised driveway provides parking for up two vehicles with an outside light. To the rear steps lead up to a pathway and there is a laid to lawn area with a traditional walled border of mature plants and flowers. Steps lead to a mid raised patio area and a further laid to lawn area, a fenced side border and traditional walled back and side borders. There is also a raised shed.

## DIRECTIONS

From our office in Redruth take the main road towards Camborne, passing through Pool and Tuckingmill. Continue along and fork right into Roskear Road and on into North Parade. Turn left into North Road and the property will be found on the left.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

## SERVICES

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

Broadband highest available download speeds - Standard 13 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).



## Road Map



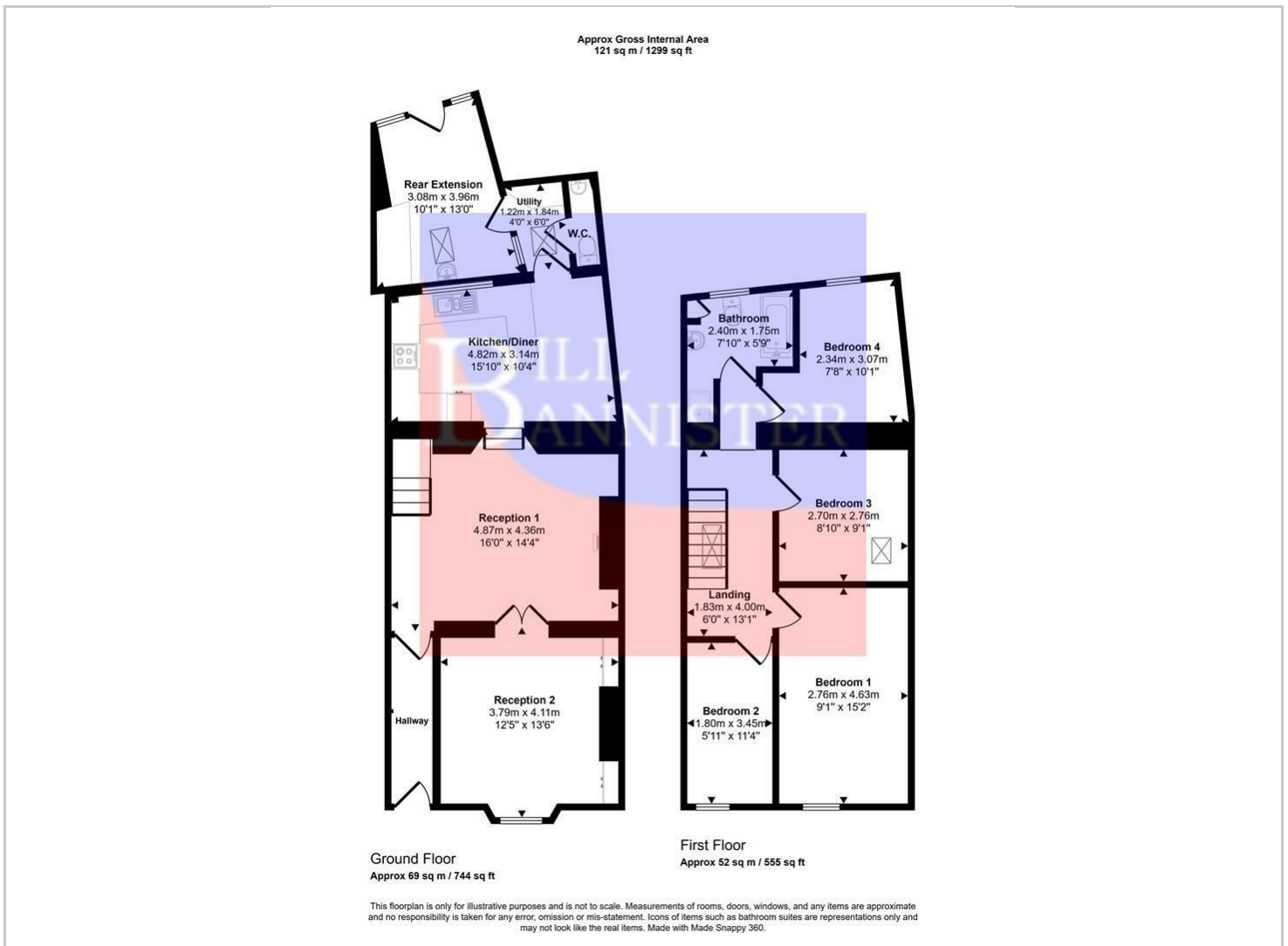
## Hybrid Map



## Terrain Map



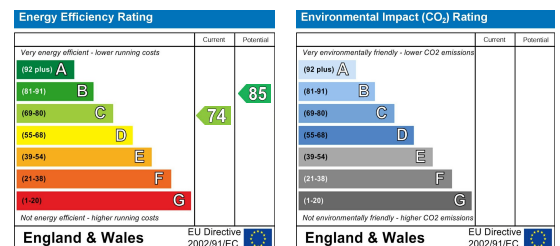
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.