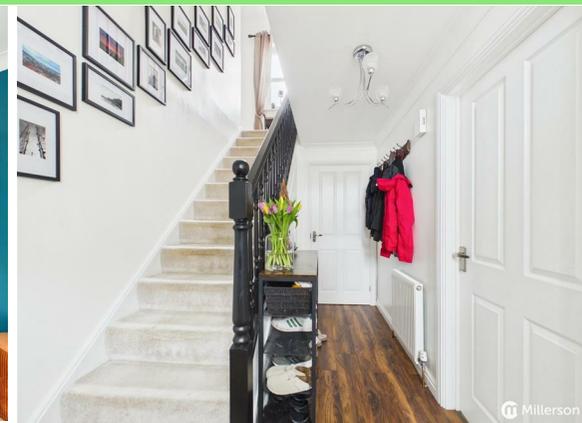
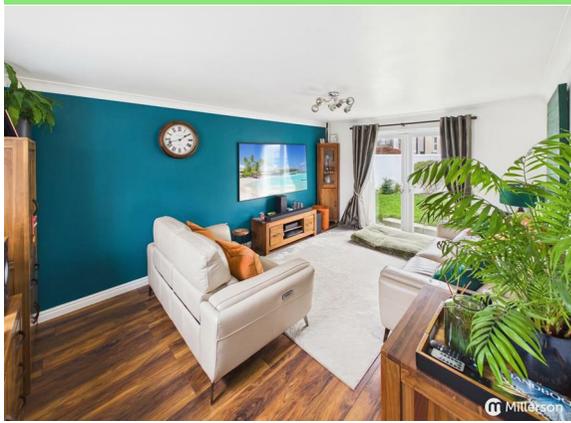


Laity Fields Camborne TR14 8RT

Offers In Excess Of
£300,000

- SPACIOUS FAMILY HOME
 - FOUR BEDROOM ACCOMMODATION
- REMODELLED KITCHEN AND BATHROOM
- ENCLOSED REAR GARDEN
 - OFF ROAD PARKING
- DUAL ASPECT LIVING ROOM
 - SUPERBLY PRESENTED THROUGHOUT
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 929.00 sq ft



4



2



1



C72

DESCRIPTION

An exceptionally well presented four bedroom family home in a popular location on the outskirts of Camborne town, with a pleasant enclosed garden and off road parking. The property has been subject to impressive improvements in recent times with updated kitchen and bathroom in this modern family home. Accommodation briefly comprises of Entrance Hall, Living room, Kitchen/Dining room, Ground floor W.C, along with four first floor bedrooms. Externally there's a very pleasant fully enclosed rear garden, along with off road parking. This is a fabulous, spacious and well presented family home, with excellent storage, and the benefit of a particularly generous fully boarded loft space with stair access with electric and light. All in all a fantastic family home in an ever popular location.

LOCATION

Laity Fields is a popular estate on the outskirts of Camborne. Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

All dimensions are approximate and measured LiDAR

ENTRANCE

UPVC double glazed obscured composite door opening into:

ENTRANCE HALL

A generous entrance hall with engineered Walnut wood flooring. Doors opening into living room, kitchen/dining room, ground floor WC. Stairs to 1st floor. Under stairs storage cupboard. Radiator

LIVING ROOM

A superb dual aspect living room enjoying an abundance of natural light. Engineered Walnut wood flooring. UPVC double glazed window to front elevation. UPVC double glazed French doors leading out into rear garden.

KITCHEN/DINING ROOM

A superbly proportioned dual aspect room which really is the hub of the home. The vendors have invested in the Kitchen/Dining room with additions and improvements in recent months, providing a really impressive reception room which provides plenty of space for kitchen and dining. Ceramic tile flooring. A range a floor standing and wall mounted cupboard and drawer units with roll top work surfaces over. One and a half bowl composite sink unit with mixer tap and drainer board over. Space and plumbing for washing machine. Wall mounted Alpha gas fired combination boiler. UPVC double glazed picture window to front elevation. Radiator. Generous space suitable for dining table and six chairs. Recently installed breakfast bar with cupboard unit beneath. Space for American style fridge

freezer. Integrated Belling double oven with four ring belling gas hob and extractor fan over. UPVC double glazed window to rear elevation. UPVC double obscure composite door to rear garden.

GROUND FLOOR W.C.

A generous ground floor WC with ceramic tile flooring. Low-level WC. Pedestal wash handbasin. Built-in shelving. UPVC double glazed obscured window to rear elevation. Radiator. Fully tiled to four walls.

FIRST FLOOR

Staircase ascending to a generous first floor landing which gives access to all four bedrooms and family bathroom. UPVC double glazed window to rear elevation.

BEDROOM ONE

An excellent and well proportioned double bedroom with UPVC double glazed window to front elevation. Wall mounted radiator. Deep built-in cupboard. Loft access.

BEDROOM TWO

Another well proportioned double bedroom with UPVC double glazed window to front elevation with deep Sill beneath. Radiator. Small entrance hallway leading into bedroom providing space for clothes hanging space.

BEDROOM THREE

A well proportioned single bedroom with UPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR

A generous single bedroom with UPVC double glazed pitch window to rear elevation. Radiator.

FAMILY BATHROOM

A really impressive and recently installed bathroom Suite with ceramic tile flooring. 'P' shaped bath with mixer taps and plumbed shower unit with rain soak effect showerhead over, with brushed copper effect low maintenance wall panelling to 2 sides. Low-level WC. Pedestal wash hand basin with mixer tap over. Wall mounted heated towel rail. Wall mounted radiator. Part tiled to 3 walls. UPVC double glazed obscured window to front elevation. LED spotlights over.

OUTSIDE

To the front of the property there's a level lawned garden bordered by a number of small bushes. A very pleasant enclosed rear garden is accessed from the kitchen. The rear garden is predominantly laid to level lawn with a generous stone paved terrace area to sign two sides of the lawn. There is gated pedestrian access to the rear leading out to the rear private parking space. This pleasant rear garden is fully secure to all sides. There is a timber pitch roofed garden shed along with two other storage containers within the garden area which will be staying with the property.



AGENTS NOTE

All furnishings within the property may be available subject to further negotiations. Please enquire for further details

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great

Parking: Allocated, Communal, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

COastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

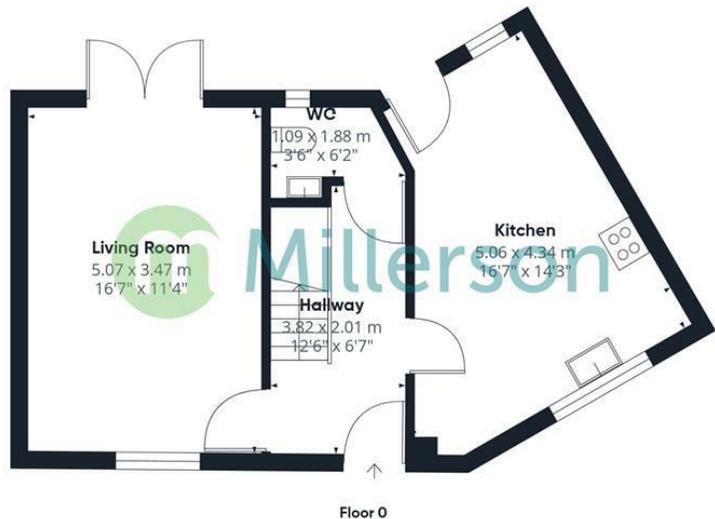
Coal mining area: No

Non-coal mining area: Yes

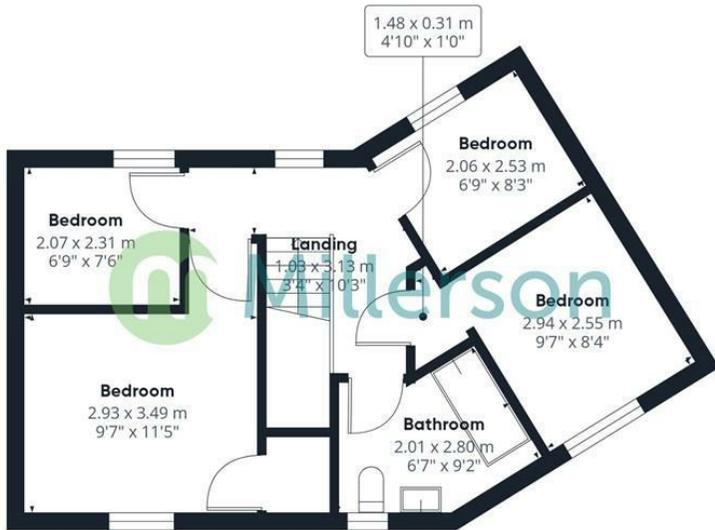
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



Approximate total area⁽¹⁾

86.1 m²
929 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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