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**Harefield Crescent,
Camborne**

Offers Over £325,000
Freehold





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Property Introduction

A much loved family home for over 35 years, this semi-detached property is located in a popular and quiet close on the fringe of Camborne town.

Benefiting from three double size bedrooms as well as a fourth bedroom on the ground floor opening the home up to multi-generational living. Boasting generous living accommodation this home consists of a spacious kitchen with breakfast bar, a conservatory looking out to the garden and an open plan living/dining room. The modern Bathroom offers a bath as well as a shower and there is a cloakroom on the ground floor conveniently next to the fourth bedroom. There is a private drive to the front which can comfortably fit three cars and a lovely lawned garden to the rear with multiple areas to sit and enjoy the sun, as well as a green house and two sheds for storage.

In summary, this substantial family home offering huge flexibility and generous living accommodation. Must be seen to be fully appreciated.

Location

Within walking distance from the centre of the town and with the added benefit of a local shop and sub-Post Office yards away, as well as schooling for all ages. The ancient mining town of Camborne offers an eclectic mix of local and national retail outlets, as well as banks and a mainline rail connection with London Paddington and the north of the country. The A30 is within a mile, Truro the shopping and commercial heart of Cornwall is within seventeen miles and the university town of Falmouth on the south coast is fifteen miles distant. Portreath, with its sandy beach and harbour on the rugged north coast is four miles away.

ACCOMMODATION COMPRISES

A uPVC door with glass panel opens into the:-

ENTRANCE PORCH

Glazing to one side, carpeted flooring and a door opening through to the:-

ENTRANCE HALL

Carpeted flooring and radiator. Doors lead to the snug/bedroom four, cloakroom, open-plan living/dining room and the kitchen. The hallway houses the stairs with uPVC double glazed window looking over the rear garden and providing spacious storage below.

SNUG/BEDROOM FOUR 12' 1" x 8' 4" (3.68m x 2.54m)

Once the garage, this versatile room is currently utilised as a snug. It would be perfect for those looking for multigenerational living, providing a fourth bedroom, with the WC conveniently positioned next door and the potential to add a shower. Carpeted flooring, radiator and uPVC double glazed window looking out to the front.

CLOAKROOM

Low-level WC, small wash basin and extractor fan. Carpeted flooring.

OPEN PLAN LIVING/DINING ROOM

LOUNGE AREA 11' 8" x 11' 1" (3.55m x 3.38m)

DINING AREA 10' 7" x 8' 10" (3.22m x 2.69m)

A impressive room offering a very versatile space perfect for family living. A uPVC double-glazed window looks out to the front, while uPVC double-glazed sliding patio doors to the rear provide access to the conservatory, with views through to the garden. Carpeted flooring and three radiators. An open archway divides the two areas, providing the option to re-instate doors if preferred. Ample room for a three-piece suite and a large dining table.

KITCHEN 10' 0" x 9' 0" (3.05m x 2.74m)

A fantastic-sized kitchen overlooking the garden. Composite worktops and a range of eye and base units. Large 'Cuisine Master' electric oven with five-ring hob and extractor fan above, tiled splashbacks and a built-in breakfast bar area with ample seating and storage below. An open archway leads through to:-

KITCHEN/UTILITY 12' 2" x 5' 10" (3.71m x 1.78m)

An additional area with further cupboards, One-and-a-half-bowl sink and plumbing for a washing machine, dishwasher and tumble dryer. uPVC double glazed windows look out to the lovely garden as well as a door opening onto the patio. Tiled flooring. Composite door with glazed panel opens into the :-

SUNROOM 12' 0" x 11' 3" (3.65m x 3.43m)

A wonderful addition to any home with all sides overlooking the garden. Double doors open into the rear garden. Composite roof and carpeted flooring. Sliding doors open into the living/dining room.

FIRST FLOOR LANDING

Stairs with a multi-level landing lead up to the carpeted hallway with doors leading to all first floor accommodation and the family bathroom. Double doors open into a spacious airing cupboard housing the boiler with shelving and radiator. uPVC double glazed window looking over the rear garden. Access hatch to the loft which is boarded.

PRINCIPAL BEDROOM 12' 3" x 11' 3" (3.73m x 3.43m)

One of three double bedrooms, the principal bedroom is a large double bedroom with uPVC double-glazed window looking out to the front, carpeted flooring and radiator. Ample space for a king size bed as well as other bedroom furniture.

BEDROOM TWO 12' 2" x 11' 1" (3.71m x 3.38m)

Another fantastic-sized double bedroom with carpeted flooring, radiator and uPVC double-glazed window looking out to the front.

BEDROOM THREE 10' 6" x 8' 11" (3.20m x 2.72m)

Currently used as a child's bedroom but can easily accommodate a double bed, with a uPVC double-glazed window overlooking the rear garden.

FAMILY BATHROOM

A recently modernised bathroom boasting a bath as well as a corner shower enclosure with a boiler-fed shower and waterfall shower head, low-maintenance composite splashbacks in the shower and tiling around the bath, low-level WC and a modern freestanding vanity unit with storage below, sink and mixer tap. Two uPVC double-glazed windows and tiled floor.

OUTSIDE FRONT

A private herringbone-paved driveway, providing parking for up to three cars, with a planted border and paved path giving rear access to the garden.

REAR GARDEN

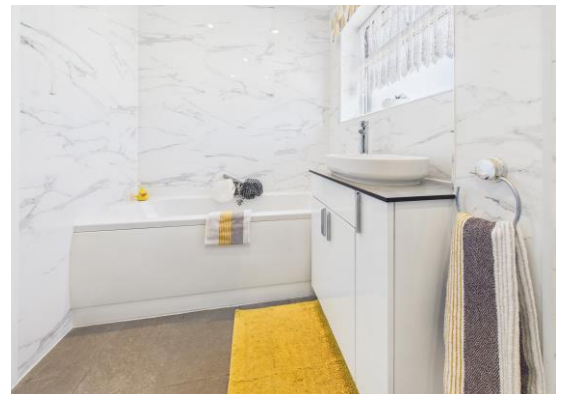
A lovely garden spanning the full width of the property, with a paved patio, lawn and planted borders. There are so many wonderful areas in this garden to enjoy including an additional raised patio with pond. Two sheds provide storage, along with a greenhouse. A gated path takes you around to the front and the private parking. Outside water tap and light.

SERVICES

The property benefits from mains gas, mains water, mains drainage and mains electricity. The property is also fitted with a security system.

AGENTS NOTE

The Council Tax for this property is Council Tax band 'C'.

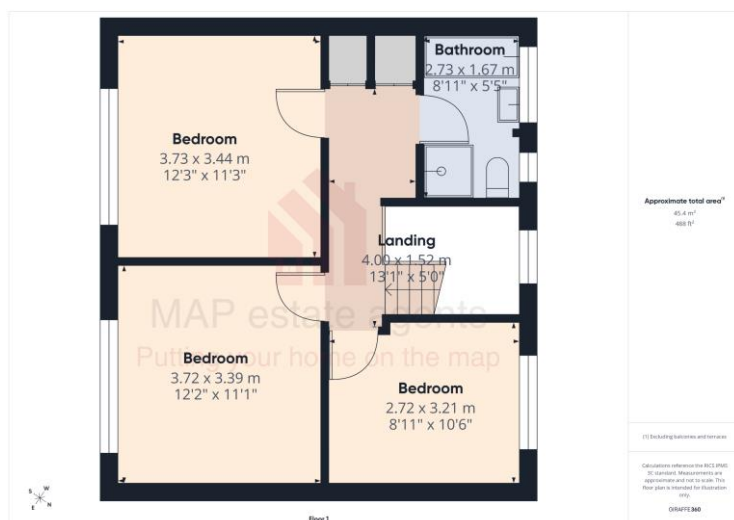


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Versatile family home
- Four bedrooms
- Semi-detached
- Driveway parking for three cars
- Two reception rooms
- Ground floor cloakroom, first floor bathroom
- Quiet residential close
- Impressive kitchen
- Perfect for multi-generational living
- Gas central heating



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