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Putting your home on the map

Marriotts Avenue, Camborne

£360,000
Freehold







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Camborne

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Property Introduction

Offered to the market chain free, this impressive three-bedroom detached family home occupies a desirable position within a popular modern residential development.

Benefiting from a garage, generous driveway parking and spacious living areas throughout, the property is perfectly suited to modern family living. The home features three generously proportioned bedrooms, including an excellent principal bedroom with an en-suite shower room. A further bedroom benefits from a walk-in wardrobe, providing storage and dressing space. The well-balanced layout of the property offers versatile living areas and ample room for growing families.

Externally, the property enjoys attractive kerb appeal with a substantial driveway leading to the garage and a neatly maintained front garden. The home is situated amongst similar quality properties in a sought-after family-friendly neighbourhood.

Location

Conveniently located close to local amenities, reputable schools, transport links and recreational facilities, this is an ideal opportunity for buyers seeking space, comfort and convenience. Marriotts Avenue is one of the more prestigious residential areas situated on the western outskirts of the town. There is a general store within three hundred yards walk of the property with a more extensive range of retail outlets and leisure facilities in the town centre approximately three-quarters of a mile away.

The A30 is within half a mile of the property and connects with the major transport routes throughout the county.

ACCOMMODATION COMPRISES

The accommodation is thoughtfully arranged over two floors and comprises the following:-

ENTRANCE HALLWAY

A welcoming and spacious entrance hallway providing access to the principal ground floor rooms and staircase to the upper level. Finished in neutral décor, the hallway offers a bright first impression of the home and benefits from useful under-stair storage, ideal for coats and household items.

LOUNGE 16' 1" x 12' 2" (4.90m x 3.71m)

Double glazed window to the front aspect. Carpeted flooring. Radiator. Glazed doors leading through to the dining area.

KITCHEN/DINING ROOM 19' 0" x 11' 3" (5.79m x 3.43m) maximum measurements

A bright and spacious kitchen/dining room, perfectly designed for modern family living and entertaining. The kitchen is fitted with a range of contemporary white wall and base units complemented by stylish wood-effect worktops and tiled splashbacks. Features include an integrated oven, gas hob, ceramic sink with mixer tap, ample cupboard storage and designated space for a dishwasher and fridge/freezer. The generous dining area provides ample space for a family dining table and enjoys an abundance of natural light via the patio doors, which open directly onto the rear garden and patio, creating a seamless transition between indoor and outdoor living. Offering an attractive outlook over the garden, this versatile room is ideal for both everyday family life and entertaining guests.



UTILITY ROOM 9' 4" x 5' 8" (2.84m x 1.73m) plus door recess

A useful utility room with fitted worktop space, storage units and plumbing for laundry appliances. A rear door provides direct access to the rear garden, while a window allows for plenty of natural light. The room also houses the gas boiler.

CLOAKROOM

Low-level WC and wash hand basin with tiled splashback. Obscure double glazed window. Radiator.



FIRST FLOOR LANDING

Access off to all three bedrooms and the family bathroom. Airing cupboard with shelving. Radiator. Loft access.

PRINCIPAL BEDROOM 15' 8" x 13' 7" (4.77m x 4.14m) maximum measurements

A generously proportioned double bedroom with carpeted flooring, uPVC double-glazed window to the front aspect, radiator and ceiling light point. Door leading to:-

EN-SUITE SHOWER ROOM

Fitted with a shower cubicle, pedestal wash hand basin and a low level WC. Tiled walls. uPVC obscure double glazed window to the front aspect. Extractor fan, radiator and ceiling light point.



BEDROOM TWO 13' 7" x 11' 10" (4.14m x 3.60m)

A generously proportioned double bedroom with carpeted flooring, uPVC double glazed window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE 15' 0" x 9' 6" (4.57m x 2.89m)

A spacious double bedroom featuring carpeted flooring, a uPVC double glazed rear facing window, radiator, ceiling light point and the added benefit of a good sized walk-in wardrobe.

FAMILY BATHROOM

A well-proportioned family bathroom fitted with a three-piece white suite comprising a panelled bath, pedestal wash hand basin and a WC complemented by partially tiled walls and a large opaque window providing natural light while maintaining privacy. A bright and functional space serving the family bedrooms.



FRONT GARDEN AND DRIVEWAY

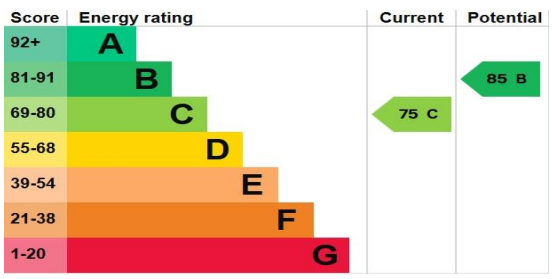
The property enjoys excellent kerb appeal with a sizeable monobloc driveway providing off-street parking for multiple vehicles and access to the garage. A lawned front garden enhances the attractive frontage, while a pathway leads to the main entrance.

GARAGE 18' 1" x 9' 4" (5.51m x 2.84m)

A good sized garage with electric garage door to front and power supply.

REAR GARDEN

The enclosed rear garden is designed for ease of maintenance, featuring a combination of paved patio and decorative gravel areas. Surrounded by mature shrubs and established planting, the garden offers a good degree of privacy and provides an ideal space for outdoor dining, entertaining and relaxing.



SERVICES

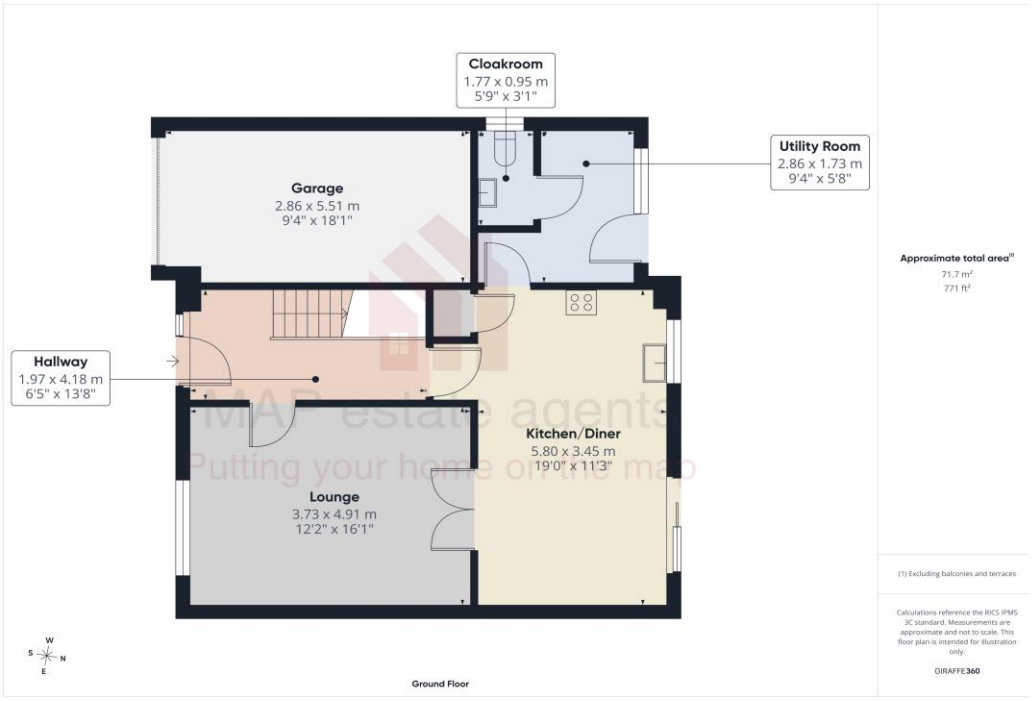
Mains water, mains drainage, mains electric and mains gas.

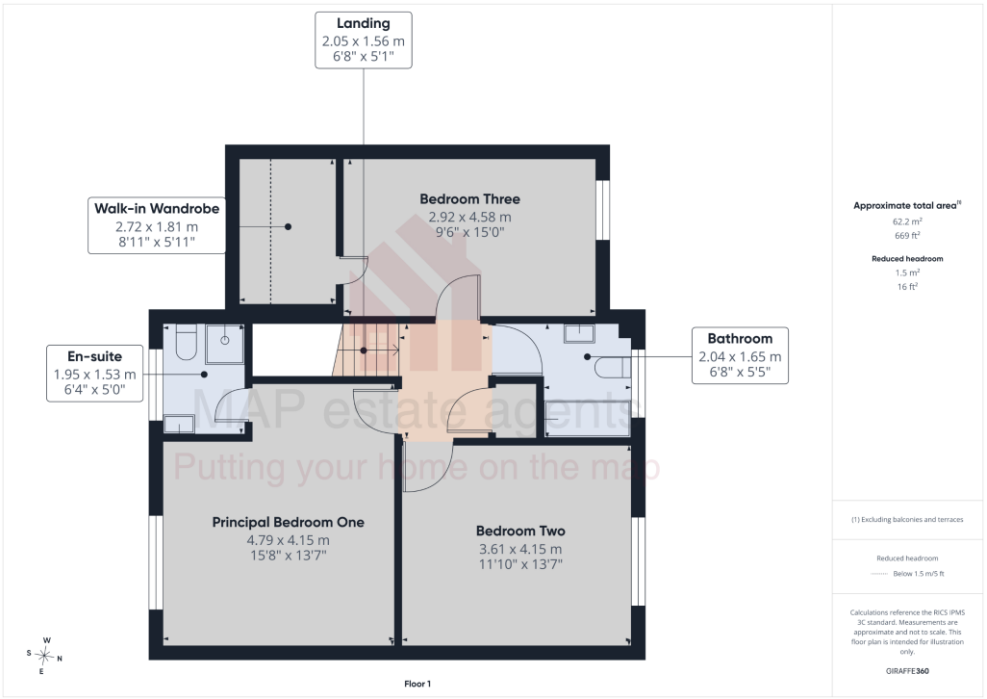
AGENT'S NOTE

The Council Tax band for the property is band 'D'.

DIRECTIONS

From Camborne town centre, head along the A3047 towards Weeth Road. At the roundabout, take the second exit, then turn left into Marriotts Avenue. Turn right and the property can be found on the left-hand side, where a sale board is displayed. If using What3Words: tricks.verges.gong





MAP's top reasons to view this home

- Chain-free sale
- Detached family home
- Three generous bedrooms
- Principal bedroom with en-suite
- Walk-in wardrobe to one bedroom
- Spacious and versatile living areas
- Utility room
- Cloakroom
- Garage
- Private driveway with off-street parking

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