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Sales & Lettings



22 Carwynnen Close

Praze, Camborne, TR14 0JY

£229,950



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Very well presented by the current vendor, we are delighted to bring to market this very welcoming two bedroomed property, most conveniently located to access both the north and south coasts of Cornwall as well as numerous other local villages and towns. An open and airy plot, on entry, there is a very useful entrance porch that links into a good sized kitchen/diner with ceramic tiles throughout, the fitted kitchen presented in a reverse L-shaped format with integrated cooking appliances. A door opens into the pleasant lounge/living room with French doors thereafter opening out onto the rear patio. The first floor is accessed via a staircase in the lounge, leading to the landing. Bedroom 1 is to the rear of the property and includes a built in storage cupboard with hanging space. There are views over open countryside to the south east. The second bedroom is at the front of the property and again enjoys far reaching views, notably towards the south west. Both bedrooms are complemented by a well presented shower room with a large full depth shower enclosure having sliding glass door entry and aqua board splash backs.

Externally, there is a low maintenance, primarily laid to slate front garden, split by a slabbed pathway with steps up to the front door. A hardstanding driveway with parking for two small vehicles gives access to a single garage with up and over door, lighting, power and a cold water supply. There is a Vaillant boiler sited to the rear of the garage. The rear garden is accessed via French doors from the lounge which open out onto the rear slabbed patio. Fully enclosed, a laid to lawn area is bordered by fencing to both sides and a mature rear border making a safe haven for children and pets alike.

In terms of location, there is both a primary school and doctor's surgery within walking distance or a short drive. Similar applies to the village convenience store with Post Office, a fish and chip shop, a bakery and a public house, all of which are within walking distance of the

property. The village of Praze-an-Beeble gives convenient access to Camborne whilst Redruth, Hayle and Helston are all within easy reach. Both north and south coasts are equidistant from the location.

Upvc front door with four decorative frosted double glazed panels opens to:

ENTRANCE PORCH

Door opens to:

KITCHEN/DINER

9'10", 180'5" x 10'11" (3.55m x 3.35m)

A reverse L shaped format fitted with a range of a eye level cupboards and base level storage cupboards and drawers. Space and plumbing for a washing machine. Roll edge work surfaces with matching upstands and tiled splash backs. Upvc double glazed window overlooking the front garden and aspect. Single stainless steel sink and drainer. Built-in Hotpoint electric hob with an integrated Belling oven and grill plus an integrated extractor hood over. Ceramic tiles throughout and a boxed-in radiator.

LOUNGE

11'6" x 15'5" (3.53m x 4.70m)

Boxed-in radiator and stairs to the first floor. Upvc double glazed French doors opening out to the rear patio.

FIRST FLOOR

LANDING

Loft access hatch and a full height airing cupboard with louvre doors and shelved storage.

BEDROOM 1

11'8" x 10'5" (3.57m x 3.20m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect with views over open countryside towards the south east. Door opens to a built-in storage cupboard with hanging space. TV aerial point.

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BEDROOM 2

11'6" x 8'4" (3.52m x 2.55m)

Boxed-in radiator below a upvc double glazed window overlooking the front garden and aspect with far reaching views in a south westerly direction. TV aerial point.

SHOWER ROOM

5'3" x 6'11" (1.61m x 2.11m)

Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Full depth shower cubicle with a Mira Jump electric shower, glass sliding door entry and an aqua board splash back. Upvc obscure double glazed window to the side aspect, wall mounted towel radiator and a Manrose extractor fan.

OUTSIDE

To the front a slabbed pathway splits two laid to slate areas with steps to the front door. A hard standing driveway leads to a GARAGE 2.69m x 5.01m (8'10 x 16'5) with an and over door, a rear pedestrian door, lighting and power, a single glazed window and a Vaillant boiler. To the rear French doors open out to a slabbed patio and the rear garden is fully enclosed. There is a laid to lawn area with a mature rear border and fenced borders to each side.

DIRECTIONS

From Camborne town take the main road towards

Helston and as you enter the village of Praze turn left. Follow the road round to the right and the property will be found on the left hand side.

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 18 Mbps, Superfast 66 Mbps (sourced from Ofcom).

Mobile signal -

EE - Variable outdoor, Three - Good outdoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofc



Road Map



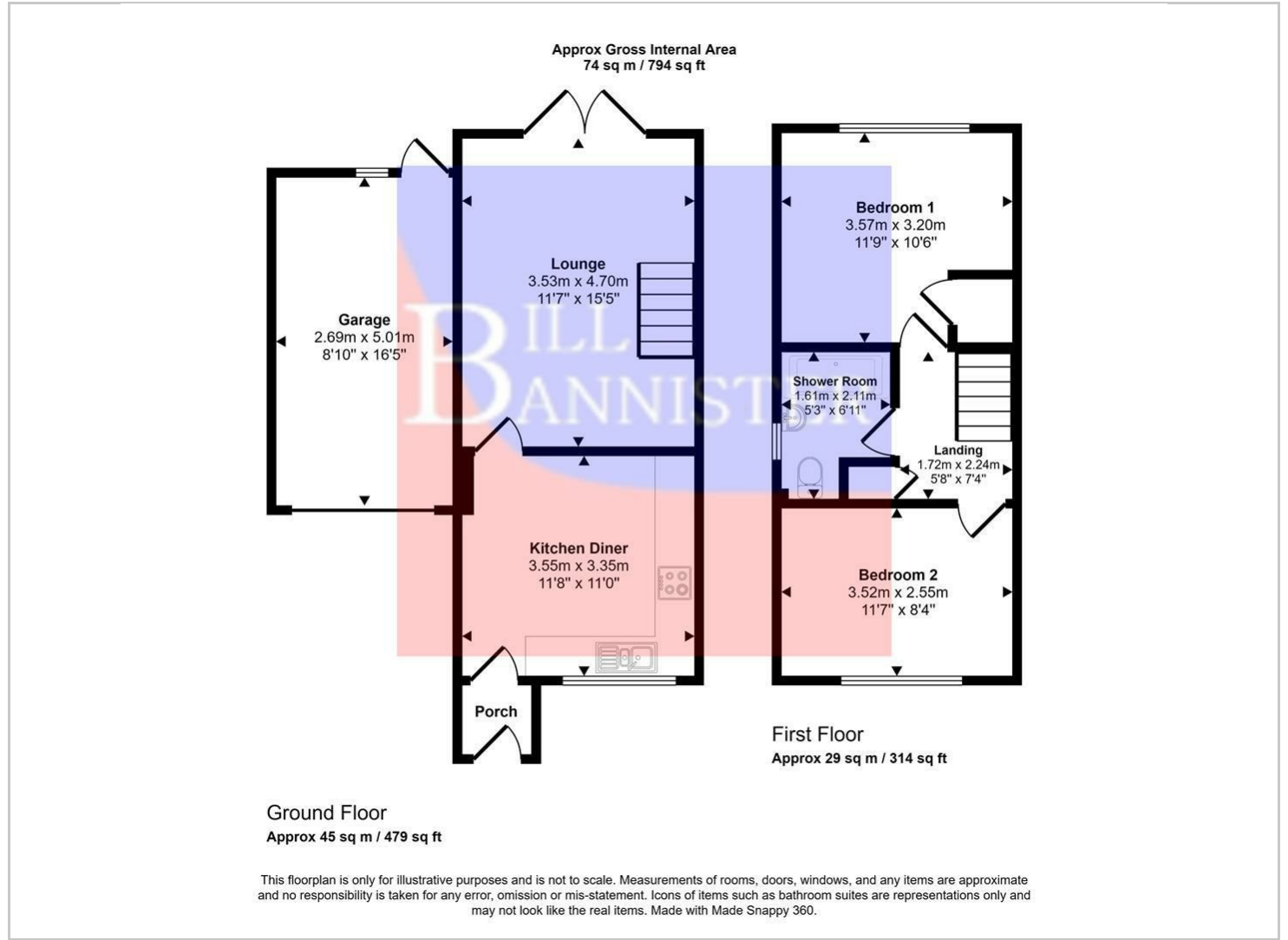
Hybrid Map



Terrain Map



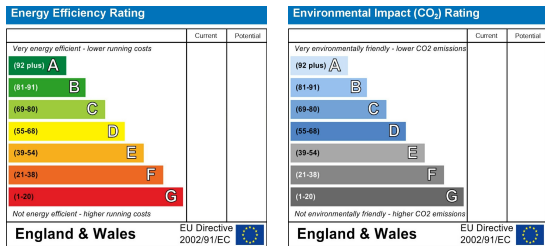
Floor Plan



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.