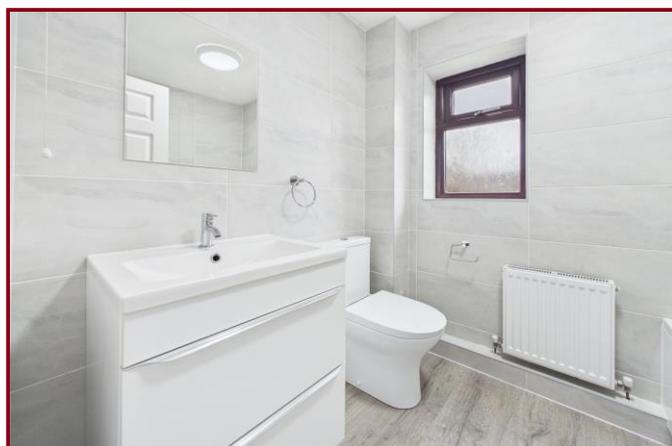




MAP estate agents
Putting your home on the map

**Huntersfield,
Tolvaddon, Camborne,**

**£250,000
Freehold**





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Property Introduction

Possibly the best presented bungalow we have seen on this development, this semi-detached bungalow is offered for sale with no onward chain.

Recently updated and redecorated, there are two bedrooms, a lounge/dining room and a contemporary style fitted kitchen. Continuing the contemporary theme, the bathroom has been refitted and features a plumbed rain head shower over the bath and there is uPVC double glazing to the windows and the bungalow is warmed by a gas combination boiler.

To the outside, one will find a mainly lawned garden to front with driveway parking to the side whilst to the rear the garden is enclosed, secure for pets and children and largely lawned with a patio and features attractive planted borders. In summary, a superb property that require a closer inspection to be full appreciated and viewing our interactive virtual tour is strongly recommended to whet your appetite prior to arranging a closer inspection.

Location

Huntersfield is conveniently located midway between the major towns and Camborne and Redruth and within a short drive of the A30 trunk Road. Camborne and Redruth both offer a wide range of shopping outlets, schooling for all ages and a mainline railway links to London Paddington and north of England.

The north coast village of Portreath which is noted for its sandy beach and active harbour is within two and a half miles, Falmouth on the south coast which is Cornwall's university town is within twelve miles and Truro, the administrative and cultural centre of Cornwall is within a similar distance.

ACCOMMODATION COMPRISES

Recessed storm porch with uPVC double glazed door opening to:-

HALLWAY

L-shaped with recessed airing cupboard housing a Worcester gas combination boiler, loft hatch with loft ladder giving access to a part boarded loft space and coved ceiling. Panelled doors open off to:-

KITCHEN/BREAKFAST ROOM 8' 10" x 8' 4" (2.69m x 2.54m)

uPVC double glazed window to the front. Fitted with a contemporary style range of white high gloss units featuring attached square edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with ceramic hob over, space and plumbing for dishwasher and extensive tiled splashbacks. Radiator, spotlights and coved ceiling.

LOUNGE/DINER 14' 6" x 10' 8" (4.42m x 3.25m)

Coved ceiling, inset spotlighting and radiator.

BEDROOM ONE 11' 3" x 10' 8" (3.43m x 3.25m)

uPVC double glazed window to the rear. Recess three door wardrobe with one door featuring a mirror face. Radiator and coved ceiling.

BEDROOM TWO 8' 9" x 8' 9" (2.66m x 2.66m)

uPVC double glazed window to the rear. Radiator and coved ceiling.

BATHROOM

uPVC double glazed window to the side. Refitted and continuing the contemporary theme, the bathroom features a close couple wc, vanity wash hand basin with mixer tap and panelled bath with plumbed shower over featuring a rain head shower. Porcelain tiling to walls, radiator and coved ceiling.

OUTSIDE FRONT

To the front there is an open plan lawned garden with a driveway to the side giving parking if required.

OUTSIDE REAR

The rear garden is enclosed, secure for younger children and pets and features an extensive lawned area leading to a generous patio ideal for outside dining when the weather permits. Attractive planted shrub borders and external water supply.

SERVICES

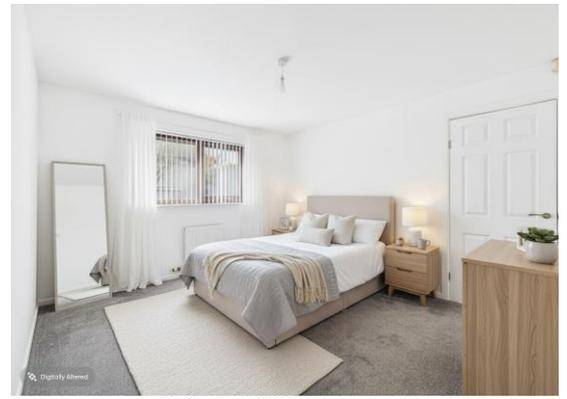
Mains water (metered), mains drainage, mains electricity and mains gas.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'B'. Please note, some of the rooms have been enhanced using AI, the property is unfurnished.

DIRECTIONS

From McDonald's restaurant at Pool, head towards Camborne and at the traffic lights at the top of Tuckingmill hill, turn right towards the A30, pass under the A30 and take the second turning left towards Tolvaddon and after passing straight over a mini roundabout, take the next turning left into Huntersfield where the property will be identified and the end of the cul-de-sac by our For Sale board. if using What3Words:- Relay.Riverbed.Variances.

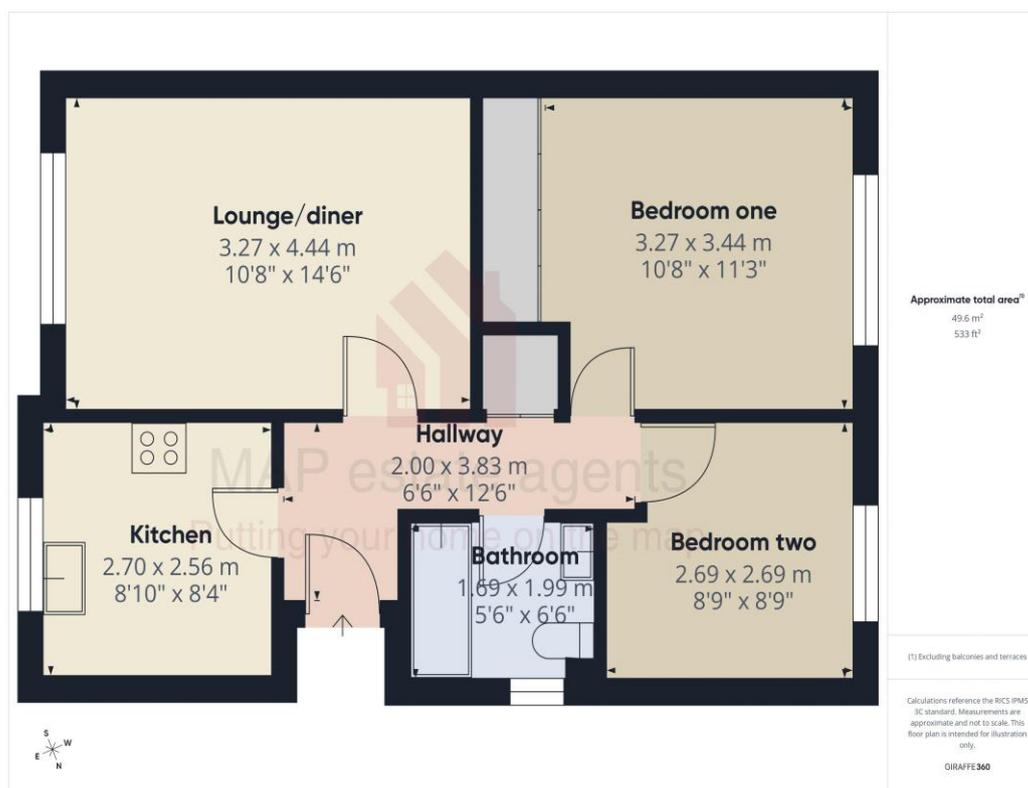


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Modernised semi-detached bungalow
- Popular residential location
- Two bedrooms
- Lounge/dining room
- Re-fitted contemporary style kitchen
- Re-modelled contemporary style bathroom
- uPVC double glazing
- Gas central heating
- Gardens and parking
- Chain free sale



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