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**Tuckingmill,  
Camborne**

**£325,000  
Freehold**





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## **Property Introduction**

A spacious extended family home situated in a tucked-away position and ideally located for access to the main A30 trunk road as well as the nearby amenities in the immediate area. An entrance hallway accesses a feature lounge with woodburning stove and uPVC double glazed doors lead to the front garden, while the additional accommodation on the ground floor comprises of a large and spacious kitchen/diner with double glazed doors accessing to the rear, five first floor bedrooms - principal with an en-suite shower room, along with a family bathroom. Throughout, there is a gas fired central heating system along with uPVC double glazed windows and doors.

Externally, a driveway offers parking for two vehicles with access to a generous size garage with electric roller door. The garden is mainly lawned with a decked area currently utilised by the current owners for a hot tub. To the rear is an enclosed yard with further outbuildings as well as access to the rear of the garage.

## **Location**

Camborne is a historic town known for its industrial heritage similar to the neighbouring town of Redruth. The town centre offers a variety of retail outlets along with out-of-town supermarkets and both primary and secondary schooling. For those who enjoy getting out and about, Tehidy Woods are just a moments driving distance away which is also access to the spectacular north coastal path and the popular surfing beaches, such as Gwithian, Portreath and Porthtowan. For those who enjoy kayaking and paddleboarding, the more sheltered south coast is also within a reasonable travelling distance with their sandy beaches, such as Maenporth, Swanpool and Gyllyngvase. The cathedral city of Truro is approximately twelve miles distant being the main centre in Cornwall for business and commerce.

### **ACCOMMODATION COMPRISSES**

uPVC double glazed door to:-

### **ENTRANCE HALLWAY**

Staircase to first floor, understairs storage cupboard and built-in additional storage cupboard. Radiator.

### **LOUNGE 13' 2" x 10' 5" (4.01m x 3.17m) plus recesses**

Double glazed French doors to the outside. Feature woodburner set on a slate hearth with shelving to the side within wall recesses.

## L-SHAPED KITCHEN/DINER

### DINING AREA 18' 11" x 10' 6" (5.76m x 3.20m)

uPVC sliding doors to the outside. Electric fire, beamed ceiling, built-in storage cupboards and worktop. Radiator. Open plan aspect to:-

### KITCHEN 12' 5" x 7' 11" (3.78m x 2.41m)

uPVC door and window to the side. Stainless steel one and a quarter sink unit with mixer tap, a good range of base and wall-mounted storage cupboards, three drawer storage unit, range of working surfaces, built-in range style cooker with stainless steel splashback and extractor hood over, part tiling to walls, integrated dishwasher and fridge/freezer.



## FIRST FLOOR LANDING

Built-in bookshelf, loft access and airing cupboard housing boiler. Doors off to:-

### BEDROOM ONE 11' 0" x 8' 5" (3.35m x 2.56m) maximum measurements

uPVC double glazed window to the side with an outlook over an adjoining field. Shelved and hanging recess and radiator.

### BEDROOM TWO 9' 7" x 8' 6" (2.92m x 2.59m) plus doorway recess

uPVC double glazed window to the front. Built-in mirror-fronted wardrobe and radiator.



### BEDROOM THREE 10' 5" x 9' 10" (3.17m x 2.99m)

uPVC double glazed window to the front. Radiator.

### BEDROOM FOUR 10' 3" x 7' 3" (3.12m x 2.21m)

uPVC double glazed window to the rear. Radiator.



### BEDROOM FIVE 14' 11" x 7' 9" (4.54m x 2.36m)

uPVC double glazed window to the front. Built-in mirror-fronted double wardrobe and radiator. Door to:-

## EN-SUITE SHOWER ROOM

Skylight, panelled bath, shower cubicle, close coupled WC, wash hand basin with storage cupboard under, chrome heated towel rail and tiled flooring.

## BATHROOM

Vanity wash hand basin with double storage cupboard under, chrome heated towel rail, close coupled WC, panelled bath with shower attachment over and shower screen, skylight and tiled flooring.



## OUTSIDE FRONT

The property is approached via a driveway offering parking facilities for approximately two vehicles. The front garden laid mainly to lawn with a raised decked area and a useful outbuilding.

## GARAGE 22' 11" x 8' 9" (6.98m x 2.66m)

Of a generous size with an electric roller door, power connected and a pedestrian doorway to the rear.

## REAR GARDEN

The rear garden is enclosed and paved and has access to a large storage unit, plus a smaller adjoining storage shed attached to the property. Within the yard is also an external water supply.

## SERVICES

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

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		86
(81-81)	B		
(69-80)	C		72
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Extended semi-detached family home
- Five bedrooms, principal with en-suite
- Lounge with woodburner
- Generous kitchen/diner
- uPVC double glazed windows and doors
- Gas central heating
- Enclosed lawned front garden, enclosed rear yard
- Garage plus additional tandem driveway parking
- First floor family bathroom
- Ideal position for accessing the A30 trunk road



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