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Dolcoath Road, Camborne

Guide Price £250,000

Freehold







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Camborne,

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Property Introduction

This beautifully presented two bedroom cottage has been extensively updated by the current owners, creating a home that offers far more living space than you might expect.

One of the property's stand-out features is the generous and versatile ground floor accommodation, benefiting from a separate living room, spacious dining room, modern kitchen, utility room and conservatory on the ground floor providing an excellent balance of open-plan living and individual rooms. On the first floor, there is a spacious principal bedroom, a modern bathroom with both bath and shower and a lovely single room/study.

To the outside, there is a garage with electricity as well as private driveway parking to the front for one car, whilst to the rear, there is parking for two cars. The rear garden is of low maintenance and offers a great deal of privacy.

This home really must be seen to be fully appreciated.

Location

Conveniently located and only around a ten minute flat walk to a supermarket and within walking distance to the town centre which provides a variety of shops, pharmacies, bank and cafes and two doctor's surgeries. Camborne Railway Station is easily accessible providing mainline routes to London Paddington and the north of England, as well as there being frequent buses from close by bus stops. One is spoilt for choice for schooling options which can also be accessed on foot with the Nexus School of Science which is only a few minutes away as well as a number of primary schools. The A30 trunk road is only a few minutes away providing links to Truro, Penzance and St Ives. The incredible beaches of the north coast, such as Perranporth, Porthtowan and St Ives are all reachable within twenty minutes.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE PORCH

Half height decorative wall panelling, stone effect tiled flooring and a traditional style radiator. Ample storage space for coats and shoes. Glazed door opening to:-

DINING ROOM 16' 10" x 11' 0" (5.13m x 3.35m) maximum measurements, plus doorway recess

An impressive and spacious dining room featuring parquet style wood flooring reclaimed from a local church, recessed shelving with storage below to either side of where there would have once been a fireplace. This is a bright space benefitting from additional light from the uPVC double glazed window on the landing. The beautiful staircase with oak and metal balustrades rises to the first floor with a useful under stairs storage cupboard. Door opening through to the utility room, whilst double doors open into the

living room and kitchen. Ample space for a large dining room table. Upright old school style radiator. Double doors open to:-

LIVING ROOM 11' 6" x 11' 6" (3.50m x 3.50m)

A cosy living room featuring a large uPVC double glazed window to the front. Feature fireplace with decorative tiled surround and inset log burner style electric fire. Wood effect flooring and double doors opening through to the dining room. Vertical old school radiator.

KITCHEN 9' 5" x 9' 2" (2.87m x 2.79m) plus doorway recess

Internal window to the front overlooking the conservatory and garden. An updated kitchen featuring a range of grey shaker style wall and base units having contrasting dark granite working surfaces and red tiled splashbacks, and incorporating an inset single drainer sink unit. Space for a gas range style cooker with stainless steel extractor hood above, tiled flooring and spotlight lighting. A large roof window provides additional natural light.

UTILITY ROOM 8' 9" x 6' 7" (2.66m x 2.01m) plus doorway recess

Large roof window and glazed door opening into the conservatory. Additional worktop space, storage cupboards, Belfast style sink unit and plumbing for kitchen appliances. Tiled flooring and tiled splashbacks. Plumbing for washing machine. Door to:-

CONSERVATORY 14' 6" x 7' 6" (4.42m x 2.28m)

Running along the width of the property with double glazed windows on three sides overlooking the rear garden. Finished with wood effect flooring, the conservatory currently provides a comfortable additional seating area and a home office space. Door opening onto the rear garden.

Returning to dining room, stairs to:-

FIRST FLOOR LANDING

uPVC double glazed window to the rear overlooking the garden. A multi-level landing with carpeted flooring and a continuation of the attractive wooden balustrade with black metal spindles overlooking the staircase. Recessed spotlighting. Access hatch to the loft space which is partially boarded. Door to:-

PRINCIPAL BEDROOM ONE 13' 6" x 9' 9" (4.11m x 2.97m) plus doorway recess

uPVC double glazed window to the front. A generous double bedroom benefiting from built-in wardrobes with mirrored sliding doors. Decorative wall panelling and carpeted flooring. This room currently houses a king size bed whilst allowing plenty of room for other furniture. Upright old school radiator.

BEDROOM TWO 10' 1" x 6' 3" (3.07m x 1.90m)

Currently arranged as a nursery with a uPVC double glazed window to the front. Carpeted flooring and radiator.

BATHROOM

Obscure glass double glazed window to the rear. A spacious bathroom featuring a panel bath, separate curved shower enclosure with boiler fed shower, pedestal wash basin and WC. Tiling to walls with mosaic detailing and and useful double fronted floor-to-ceiling airing cupboard with shelving and housing the gas boiler. Slate effect flooring and heated towel rail.

OUTSIDE FRONT

To the front of the property, there is private parking with a paved gated path leading up to the front door.

REAR

To the rear, there is an enclosed rear garden designed with ease of maintenance in mind along with a large paved seating area, gravelled pathways and established planted borders. A variety of shrubs, plants and small trees provide greenery throughout with space for outdoor seating and entertaining leading off from the conservatory. The garden provides access to the garage and rear parking lane via a gate.

GARAGE 18' 9" x 10' 0" (5.71m x 3.05m)

Accessed from the rear lane via an up-and-over door along with additional pedestrian access from the garden and benefitting from electricity and providing useful storage or workshop space.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

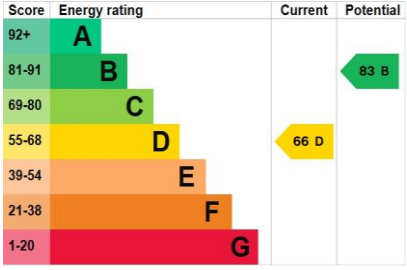
From 'Tesco' car park, turn left and at a set of traffic lights, turn immediately right into Kerrier Way. Continue along Kerrier Way and at the roundabout, take the first exit left into Dolcoath Road where the property will be identified on the right-hand side by a 'For Sale' board. Parking is available in the driveway for viewings. If using What3words: play.broached.pack



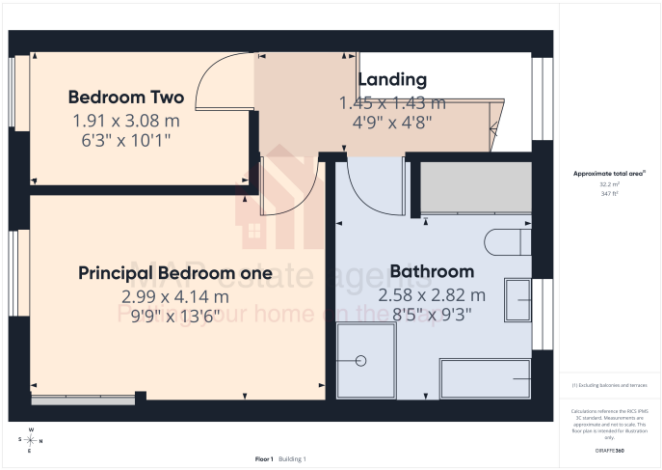














MAP's top reasons to view this home

- Character cottage
- Private parking to the front and rear
- Utility room
- Two reception rooms
- Extensively updated
- Council Tax Band 'A'.
- Garage with electricity
- Gas central heating
- Low maintenance garden
- Conservatory

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