

Rosewarne Close

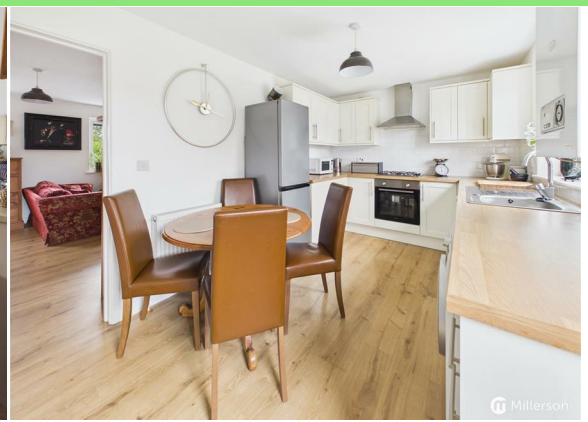
Camborne

TR14 0AA

Offers In The Region Of £305,000

- IMMACULATE SEMI DETACHED FAMILY HOME
- QUIET TUCKED AWAY CUL DE SAC POSITION
- THREE BEDROOMS
- LARGE LOUNGE
- PET AND CHILD FRIENDLY ENCLOSED GARDEN
- KITCHEN/DINER
- FAMILY BATHROOM AND CLOAK ROOM
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 775.00 sq ft


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PROPERTY DESCRIPTION
This immaculate semi detached home is quietly tucked away in a popular Cul De Sac, situated just off Tehidy Road on the outskirts of Camborne. The accommodation comprises a large living room, a kitchen/diner, cloak room, three bedrooms and family bathroom. Outside, a brick paved driveway provides off road parking for at least two cars with a side storage area and lovely, enclosed family ad pet friendly rear garden. The home also benefits from gas central heating and double glazing.

LOCATION
Rosewarne Close is a popular residential Cul De Sac situated just off Tehidy Road on the outskirts of Camborne. Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTRANCE
Obscure double glazed door into:

LIVING ROOM
A large living room with a contemporary wood burner, wood effect flooring, double glazed window, two radiators, stairs to first floor, door into:

KITCHEN/DINING ROOM
A shaker style fitted kitchen with a range of matching base and wall units, wood effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven, gas hob and extractor hood, spaces for white goods, space for dining table and chairs, radiator, wood effect flooring, wall mounted combination boiler, under stairs storage cupboard, double glazed window, double glazed door to rear garden, door into:

CLOAK ROOM
W.C and hand basin with tiled splash back, extractor fan, wood effect flooring.

FIRST FLOOR

LANDING
Loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE
A comfortable double bedroom with double glazed window and radiator.

BEDROOM TWO
A second double bedroom with double glazed window and radiator.

BEDROOM THREE
A third bedroom with double glazed window, wood effect flooring and radiator.

BATHROOM
A three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with tiled splash back, heated towel rail, tile effect flooring, obscure double glazed window, extractor fan.

OUTSIDE
The property sits in a quiet tucked away position, approached over a brick paved driveway which is initially a shared access with neighbour and then leads into a private parking area for at least two cars. To the side is a useful storage space with a pedestrian gate giving access into the rear. The rear garden is predominantly laid to lawn, level and enclosed therefore creating the perfect outdoor space for children, pets and entertaining.

DIRECTIONS
From Camborne Town, travel down Fore Street, onto Tehidy Road continuing over the double mini roundabout by the post office. Continue around the long right hand bend taking the next left into Rosewarne Close. As the road splits, take the left and left again where the property can be found in the left corner.

MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: C

The building
Semi-detached house, standard construction
1 reception
Accessibility adaptations: Ramped access

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Wood burner and double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway, Off Street, and Private







Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area(1)

71.9 m²
775 ft²

Reduced headroom

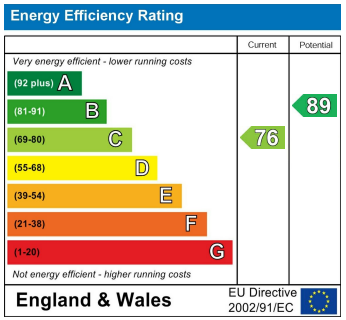
0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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