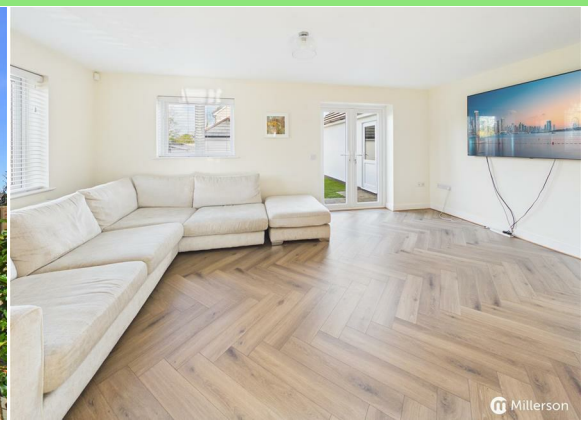


Hidderley Park
Camborne
TR14 0GH

Asking Price £300,000

- MODERN DETACHED FAMILY HOME
- THREE BEDROOMS WITH ONE ENSUITE
- OPEN OUTLOOK
- UPGRADED FITTINGS
- BEAUTIFUL KITCHEN/DINING ROOM
- DRIVEWAY AND GARAGE
- ENCLOSED LOW MAINTENANCE GARDEN
- POPULAR LOCATION
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







Millerson
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1167.00 sq ft


3


2


1


B84

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this immaculate, modern detached home situated in the highly sought after location of Hidderley Park. The property has had the benefit of upgraded fittings including porcelain tiled flooring, granite work surfaces, Oak doors, fitted blinds and also enjoys an open outlook. The accommodation comprises an entrance hall, cloak room, spacious living room, superb kitchen with plenty of dining space, three comfortable bedrooms with the master boasting an ensuite and an additional family bathroom. Outside, a private brick paved driveway provides off road parking for two to three cars along with a spacious single garage

LOCATION

Hidderley Park is a popular, modern development designed for families located on the edge of Camborne. This particlar home sits on a generous plot with an open outlook over a wildlife pond. Camborne is a Historic mining town in Mid West Cornwall which sits on the main 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

Open canopy style porch with storage cupboard and composite front door opening into:

ENTRANCE HALL

A bright and welcoming hallway with quality porcelain tiled flooring, radiator, returning stair case to first floor with large storage cupboard below, doors to kitchen, living room and cloak room.

CLOAK ROOM

W.C with concealed cistern and tiled surround, hand basin with fitted drawers below, porcelain tiled flooring, radiator, obscure double glazed window, extractor fan.

LIVING ROOM

A spacious dual apsect room with double internal Oak doors, double glazed patio doors to rear garden, two double glazed windows, herringbone style wood effect flooring, radiator.

KITCHEN/DINING ROOM

A superb matte grey finish, shaker style kitchen with upgraded solid granite work surfaces, under cabinet lighting, integrated oven and grill, hob and extractor hood, one and half bowl composite sink with mixer tap and drainer, integrated dishwasher, spaces for washing machine and fridge/freezer, dual aspect double glazed windows, radiator, porcelain tiled flooring, space for dining table and chairs.

FIRST FLOOR

LANDING

Herringbone style wood effect flooring, loft access hatch, airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed patio style doors with Juliet balcony, fitted double wardrobe with mirrored doors, herringbone style wood effect flooring, radiator, door into:

ENSUITE

A three piece bathroom suite comprising shower cubicle with tiled surround, W.C with concealed cistern and tiled surround, hand basin with fitted drawers and tiled splash back, porcelain tiled flooring, obscure double glazed window, radiator, extractor fan.

BEDROOM TWO

Large twin double wardrobe, double glazed window, radiator, herringbone style wood effect flooring.

BEDROOM THREE

Large twin double wardrobe, dual aspect double glazed windows, radiator, herringbone style wood effect flooring.

BATHROOM

A three piece bathroom suite comprising bath with shower over and tiled surround, W.C with concealed cistern and tiled surround, hand basin with tiled splash back and fitted drawers below, porcelain tiled flooring, obscure double glazed window, radiator, extractor fan.

OUTSIDE

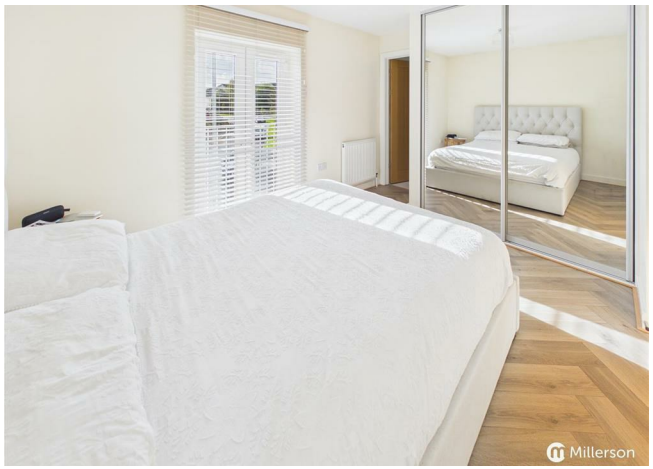
The property sits on a generous corner plot and enjoys a lovely open outlook over a wildlife pond. The front and side have been laid to gravel for ease of maintenance with a central, gently ramped brick paved pathway leading to the front door with a useful storage cupboard and an open canopy style porch. A brick paved driveway to the rear provides off road parking for two to three cars along with a spacious garage with an up and over door, pedestrian access door, pitched roof providing storage space, light and power. The main garden enjoys a particularly private space, perfect for children, pets and entertaining and is laid to artificial lawn with a brick paved patio for further ease of maintenance.

DIRECTIONS

With Hidderley Park shop on your left hand side, continue round the left hand bend following the road right to the bottom, round the right hand bend where the property can be found on your left hand side.







MATERIAL INFORMATION

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

The building
Detached house, standard construction
Accessibility adaptations: Ramped access and Wide doorways

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway, Garage, 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

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

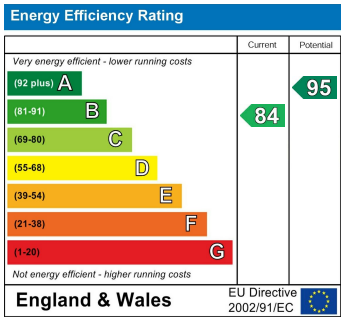
108.5 m²

1167 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Scan QR Code For Material Information

Scan me!

Millerson
millerson.com