

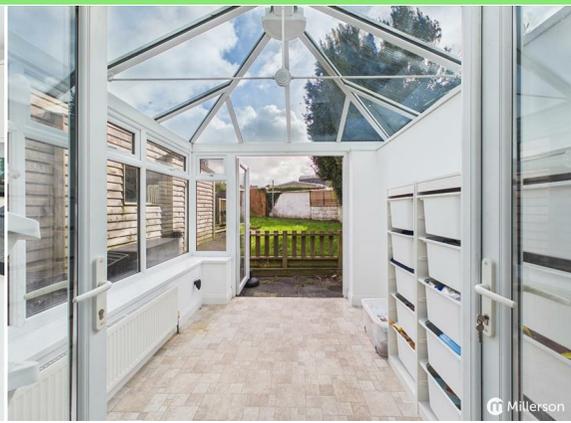
Trerise Road

Camborne

TR14 7HB

Offers Over £270,000

- CHAIN FREE
- SEMI-DETACHED
- QUIET RESEDENTIAL SETTING
- IMPRESSIVE LIVING SPACES
- PARKING FOR THREE CARS
- THREE BEDROOMS ( TWO GENEROUS DOUBLES)
- THREE BATHROOMS
- COUNCIL BAND B
- STUDIO/WORKSHOP
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1289.00 sq ft



#### PROPERTY DESCRIPTION

Set within a quiet residential area, yet conveniently within walking distance of the local supermarket, primary school, doctors' surgery and the town centre, this incredibly versatile semi-detached home offers an exceptional amount of living space both inside and out and is offered to the market as CHAIN FREE.

The ground floor provides flexible accommodation to suit a variety of lifestyles with a cosy Living room, a spacious Kitchen/Diner perfect for family life and entertaining and an additional snug area as well as a Conservatory overlooking the garden. With a second reception room and a generous ground floor WC with utility, the layout also lends itself perfectly to multi-generational living, with potential to create a ground floor bedroom if required.

Upstairs you will find three bedrooms, two of which are generous doubles. The master bedroom benefits from an en-suite shower room and walk-in wardrobe. Bedroom two measures over 14ft wide and boasts recessed storage space. On the first floor you will also find the beautiful family Bathroom which has recently been transformed and boasts a deep bath with electric shower over and floor to ceiling tiling.

Externally, the property continues to impress with parking to the front for three vehicles, a low maintenance garden laid to lawn with decked area and a detached studio/workshop offering fantastic potential. This space would make an ideal work-from-home office, creative studio, games room or even (subject to any necessary consents) an annexe. For those looking to run a business from home, it could also lend itself to uses such as a Beauty salon, treatment room or similar venture — perfect for growing families, multi-generational living, or those seeking space to work from home.

This really is an adaptive home, perfect for a growing family, multi-generational living, or those looking for generous space to run a business from home.

#### LOCATION

Trerise Road is a quiet road set just on the outskirts of Camborne town, whilst still within walking distance from the local primary schools, post office, pharmacy and doctors. The A30 is accessible within minutes as is the train station offering excellent transport links through the county and beyond. You are surrounded by wonderful walks, through Reskadinnick and all the way to Tehidy woods right the way up to the North coast. You are spoilt for choice with incredible beaches such as Portreath, Gwithian, and Porthtowan, all located within 7 miles.

#### DIRECTIONS

From Aldi supermarket travel down Wellington road turning left at the cross roads onto Trerise Road. The property can be found a short distance On your left hand side. Please park in the drive for viewings.

#### ACCOMODATION IN DETAIL

( See floorplan for dimensions. All dimensions are approximate and are measured by LiDAR)

#### ENTRANCE HALL

Housing the carpeted stairs with doors leading to the Living room, under-stairs storage, WC/Utility room, and impressive open plan Kitchen/Dining room, Snug and Conservatory. uPVC double glazed window, radiator, wood effect laminate flooring and recessed shelving with cupboard below.

#### RECEPTION ROOM

A cosy reception room to the front elevation, currently being utilised as a Living room. Potential to be utilised as a ground-floor bedroom, ideally positioned close to the WC/utility room,- ideal for those requiring single-level living. Carpeted flooring, radiator, and cat flat leading though to the open-plan living space. uPVC double glazed window over looking the front.

#### OPEN PLAN LIVING SPACE

A real focal-point of this home is the impressive open-plan living space to the rear, consisting of a second reception area, Kitchen/diner and conservatory. This space is hugely versatile and can be easily adapted to suit a variety of family lifestyles. With the Conservatory doors open, the garden naturally becomes an extension of the Living area - perfect for entertaining and everyday family living.

#### KITCHEN/DINING ROOM

The Kitchen/Diner is impressive in its own right, offering generous proportions with marble effect laminate worktops and eye and base units running along three sides. Integrated dishwasher, wine fridge and low level oven and grill with 4 ring electric hob above with stainless steel extractor fan the metro style tiled splashbacks, One and a half bowl composite sink with tap above and uPVC double glazed window looking out to the garden. Space for a full height fridge/freezer. Continuation of the wood effect laminate flooring. uPVC double glazed doors opening into the Conservatory.

#### SNUG/LIVING ROOM

A generous room with large opening through to the Kitchen/Dining room. Recessed floor to ceiling shelving, Wood effect laminate flooring and radiator. This room has had various uses such as a Dining room, a learning space/games room as well as an snug/chill out space.

#### CONSERVATORY STYLE GARDEN-ROOM

A light-filled room with dual-aspect glazing and double doors opening into the garden. Tile effect vinyl flooring.

#### UTILITY ROOM/WC

A generous Utility room with low level WC and hand basin. Housing the Baxi boiler with plumbing for a washing machine and tumble dryer. Worktop space to two sides with eye level units for storage. Recessed mirror with floor to ceiling tiling. Continuation of the wood effect laminate flooring.

#### LANDING

Carpeted flooring, uPVC window looking out to the side and doors leading to all three bedrooms and the family bathroom. Access hatch to the loft with ladder which is boarded and offers ample storage space.

#### MASTER BEDROOM

Benefiting from an en-suite shower room and recessed walk-in wardrobe, Carpeted flooring, radiator and uPVC double glazed window over-looking the garden,

#### EN-SUITE SHOWER ROOM

Tiled floor to ceiling, large shower unit with sliding doors an boiler fed shower. Low level WC, Basin with mixer tap over and storage below and chrome heated towel rail. wood effect laminate flooring.

#### BEDROOM TWO

Spanning the width of the home, this substantial room benefits from two front facing uPVC double-glazed windows. It size and layout offers potential to divide the space into two bedrooms, each with its own window. Recessed wardrobe space, carpeted flooring and radiator.

#### BEDROOM THREE

The third bedroom would be perfect as a nurse's room or office. Sky light Velux window, carpeted flooring and radiator.

#### FAMILY BATHROOM

A bright and modern space with floor to ceiling white tiles, deep p-shaped bath with glass privacy screen, boiler fed shower and waterfall head, square basin with mixer tap above and storage below, and low level WC. Large chrome heated towel rail and wood effect laminate flooring.

#### STUDIO/WORKSHOP

A substantial workshop/studio with power and lighting offering a generous open plan space together with a separate store room. This is a fantastic addition for home working or a games room. Due to the proximity to the house and access to water you could even look add a WC and create a self contained annexe or even running a business from home. Glazed window to the side and rear overlooking the garden. Door opening into the garden and into the storeroom Door from storeroom opens onto the drive.

#### OUTSIDE SPACE

The rear garden is laid to lawn for low maintenance with a raised decking area next to the studio providing the perfect spot for table and chairs or in the vendors case, a hot tub! A paved patio leads out from the conservatory with steps going up to the studio. High fences to all sides for maximum privacy.

#### MATERIAL INFORMATION



**Verified Material Information**

Council Tax band: B  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: C  
 Number and types of room: 3 bedrooms, 3 bathrooms, 1 reception  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
 Parking: Driveway, Off Street, and Private  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 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 0 Building 2

Floor 1 Building 1

Approximate total area<sup>(1)</sup>

119.7 m<sup>2</sup>  
1289 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(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.

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## Needing To Sell?

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

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**Here To Help**

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29 Commercial Street

Camborne

Cornwall

TR14 8JX

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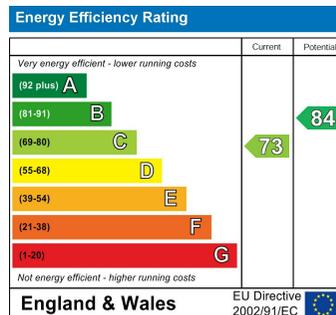
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