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**Laity Fields**  
Camborne

# Laity Fields

## Camborne

Camborne town centre 0.5 miles | Redruth 3.5 miles |  
Portreath (north coast) 4 miles | Truro 15 miles | Falmouth  
(south coast) 15 miles | Newquay Airport 29 miles | Plymouth  
64 miles | Exeter M5 97 miles (Distances are approximate)

Beautifully presented and contemporary in design, situated within a short distance of the town, this semi-detached house has been extended and upgraded from the original design to create a generous well-appointed family home.

Hallway | Kitchen/dining room | Lounge | Ground floor  
cloakroom | Six bedrooms – principal bedroom with en-suite  
wet room | Family set room | Gardens | Garage

**Guide Price £450,000**  
**Freehold**



## Property Introduction

Our vendors have taken a 'no expense spared' approach to creating their home which has a light and airy feel throughout.

The accommodation is over three floors, there is a central stairwell with glass balustrade and the principal bedroom features a fully tiled wet room. The lounge enjoys a dual aspect, the kitchen/diner has been restyled with a contemporary range of units and features a peninsular bar together with integrated appliances by 'Caple'. On the middle floor the family bathroom has been redesigned in a wet room style with wall mounted sanitary ware.

Ideal for those working from home there is the potential to use one of the bedrooms as a home office, the property is fully double glazed and there is a modern gas fired central heating system.

Gardens lie to both front and rear with the rear garden offering a high level of privacy with space for a hot tub. In addition to the garage there is parking.

In summary, a superb property which is presented to the highest standard throughout, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both national and local shopping outlets, there

are major banks, a mainline railway station which connects with London Paddington and the north of England. Adjacent to the property there is access onto the Dolcoath Park which is part of the historic Dolcoath Mine and has areas for dog walking, cycling and access onto the mineral tramway leisure trails.

The A30 can be accessed within half a mile, within fifteen miles is the county town of Truro which is the shopping centre for Cornwall and Falmouth with its university campus on the south coast is within a similar distance. The north coast harbour village of Portreath is only a short drive and when the weather and seasons permit one can still buy fresh crabs from the local fisherman or enjoy the sandy beach.

### ACCOMMODATION COMPRISSES

Composite door opening to:-

### HALLWAY

Oak flooring, radiator and stairs to the first floor with under stairs storage cupboard. Coved ceiling and vertical panelled oak doors opening off to:-

### LOUNGE 16' 11" x 11' 4" (5.15m x 3.45m)

Enjoying a dual aspect with uPVC double glazed windows to the front and uPVC double glazed french doors opening onto the rear garden. Radiator and coved ceiling.

### KITCHEN/DINER 16' 9" x 14' 10" (5.10m x 4.52m) Irregular shape, maximum measurements

Again enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed door and window to the rear. Remodelled with a range of eye level and base blue finished units incorporating detail lighting and with an adjoining thin edge 'Decton' work surface arranged to form a peninsular bar and featuring an under slung double bowl sink unit with pillar mixer tap incorporating an instant hot water supply. Inset 'Caple' induction hob with down



draft ventilation, warmer drawer, eye level 'Caple' cooker and eye level 'Caple' combination microwave/steam oven. Integrated dishwasher and washing machine, integrated wine cooler and vertical radiator. 'Amtico' tiled floor, extensive splashbacks and integrated fridge/freezer. Cupboard with 'Worcester Bosch' combination gas boiler.

#### **CLOAKROOM**

uPVC double glazed window to the rear. Featuring a concealed cistern WC and vanity wash hand basin with storage beneath. Oak flooring, towel radiator and coved ceiling.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to the rear. Recessed turning staircase to the second floor, coved ceiling and radiator. Vent for positive input ventilation system. Vertical panel oak doors off to:-



#### **BEDROOM ONE 10' 4" x 8' 4" (3.15m x 2.54m)**

uPVC double glazed bay window to the front. Bedroom fitment with two wardrobes and storage cupboards over. Radiator and coved ceiling.

#### **WET ROOM**

uPVC double glazed window to the front. Full ceramic tiling to floor and walls. Featuring a concealed cistern wall hung WC and wall hung floating wave sink unit with remote waterfall tap, the shower area incorporates a rain head shower. Spotlighting and radiator.

#### **BEDROOM TWO 8' 3" x 8' 3" (2.51m x 2.51m)**

uPVC double glazed window to the front. Radiator and coved ceiling.

#### **BEDROOM THREE 8' 2" x 8' 1" (2.49m x 2.46m)**

uPVC double glazed window to the rear. Two door wardrobe with

over bed storage cupboards, radiator and coved ceiling.

#### **BEDROOM FOUR/HOME OFFICE 8' 5" x 6' 2" (2.56m x 1.88m)**

uPVC double glazed window to the rear. Fitted storage units, radiator and coved ceiling.

#### **SECOND FLOOR LANDING**

uPVC double glazed 'Velux' window to the rear. Vertical panelled oak doors off to:-

#### **BEDROOM FIVE 11' 10" x 11' 3" (3.60m x 3.43m) maximum measurements**

uPVC double glazed window to the front and uPVC double glazed 'Velux' window to the rear. Spot lighting and radiator. Reduced headroom to sides.

#### **PRINCIPAL BEDROOM SIX 13' 6" x 11' 11" (4.11m x 3.63m) irregular shape, maximum measurements**

uPVC double glazed window to the front and uPVC double glazed 'Velux' window to the rear. Spotlighting and radiator. Vertical panelled oak door to:-

#### **EN-SUITE WET ROOM**

uPVC double glazed window to the front. Featuring full ceramic tiling to floor and walls. Fitted with a concealed cistern wall hung WC, wall hung vanity wash basin and plumbed shower. Spotlighting. Towel radiator and electric under floor heating.

#### **OUTSIDE FRONT**

To the front the garden is part enclosed laid mainly to lawn with mature shrubs and a water feature.

#### **REAR GARDEN**

The rear garden is enclosed, partly lawned with mature shrubs and there is a paved seating area set to one side which incorporates a base for a hot tub. Pedestrian access leads out onto the rear.

#### **GARAGE 16' 11" x 7' 11" (5.15m x 2.41m)**

Up and over door and having power and light connected. Further parking is available in the private courtyard to the rear.

#### **AGENT'S NOTE**

Please be advised that the Council Tax for the property is band 'B'.

#### **DIRECTIONS**

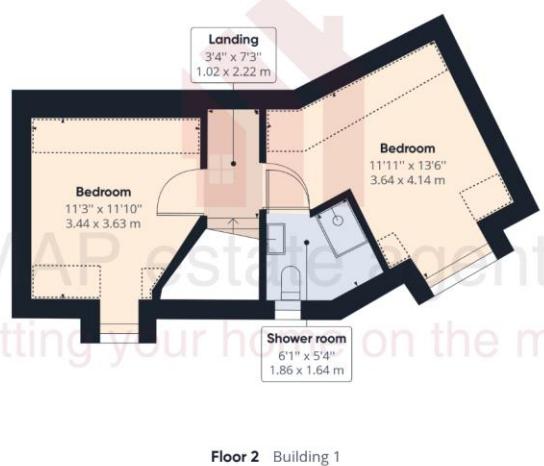
From Tesco car park, leaving the car park turn left into Foundry Road and at a set of traffic lights turn right into Kerrier Way and after the road bending around to the left there is a junction on the right, turn right where the property will be identified ahead of you to the left. If using What3words:- oveyed.booth.deprives



## Top reasons to view this home

- Extended semi-detached house
- Presented to a high standard throughout
- Six bedrooms with principal en-suite
- Refitted kitchen dining room
- Quality kitchen with integrated appliances
- Dual aspect lounge
- Contemporary family Wet room on middle floor
- Gas central heating and uPVC double glazing
- Gardens, garage and parking
- Must be seen to be appreciated!

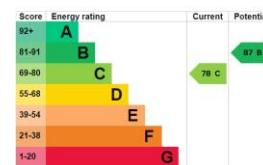
[sales@mapestateagents.com](mailto:sales@mapestateagents.com)  
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### Approximate total area<sup>(1)</sup>

1456.66 ft<sup>2</sup>  
 135.33 m<sup>2</sup>

Reduced headroom  
 71.25 ft<sup>2</sup>  
 6.62 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

01209 243333 (Redruth & Camborne)  
 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
 01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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