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**Trerise Road,  
Camborne**

**Offers Over £300,000  
Freehold**







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## **Property Introduction**

This detached house is 'tardis-like' and perfect for a family to spread themselves out!

Entering the hallway there are doors to the lounge which in turn leads to the conservatory, the kitchen leads off to a dining room/office and a useful utility/WC. In addition, there is a ground bedroom and a ground floor cloakroom. There are three first floor bedrooms, one having an en-suite cloakroom and a family bathroom. The integral garage has a useful attic space with a 'Velux' window, electric and lighting and offers additional space.

Pavement parking to the front provides space for several vehicles. The rear garden is designed to be low maintenance with patio, barbecue seating area and shed. The property is offered for sale with no onward chain.

## **Location**

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects with London Paddington and the north of England. The A30 can be accessed within half a mile. Within twelve miles there is the county town of Truro which is the shopping centre for Cornwall, Universities at Falmouth are available within a similar distance and the north coast at Portreath is within six miles.

### **ACCOMMODATION COMPRISES**

Double glazed entrance door opening to:-

#### **HALLWAY**

Laminate flooring. Radiator. Stairs rising to first floor and understairs storage space. Archway to lounge and doors leading off to:-

#### **CLOAKROOM**

Obscured double glazed window. Low level WC and vanity wash hand basin with mirror above. Radiator and extractor fan.

#### **LOUNGE 14' 0" x 10' 6" (4.26m x 3.20m) maximum measurements**

Laminate flooring. Feature fireplace with hearth and wooden mantel over. Wall light points. Radiator. Double glazed doors opening to:-

### CONSERVATORY 8' 2" x 7' 5" (2.49m x 2.26m)

Dwarf brick walling with slate sill. Double glazed to two sides with sliding doors opening to the garden. Ceramic tiled floor. Radiator and ceiling blind.

### GROUND FLOOR BEDROOM THREE 21' 4" x 8' 9" (6.50m x 2.66m)

Double glazed window and radiator.

### KITCHEN 21' 5" x 8' 8" (6.52m x 2.64m) plus door recess

A fitted kitchen with a range of wall and base units with work top over incorporating a sink and drainer. Gas hob with extractor fan above and eye level integrated double oven. Pantry cupboard. Tiled surround Laminate flooring. Double glazed window. Radiator. Space for fridge/freezer. Sliding doors opening to the rear garden. Door to utility/cloakroom. Glazed door to:-

### DINING ROOM/OFFICE 11' 6" x 7' 11" (3.50m x 2.41m)

A dual aspect room with radiator.

### UTILITY 6' 0" x 5' 7" (1.83m x 1.70m)

Double glazed window, range of cupboards with worktop and sink and drainer. Radiator. Space for washing machine. Door to integral garage. Door to:-

### WC

Obscured double glazed window. Low level WC. Shelved cabinet.

### INTEGRAL GARAGE 21' 5" x 8' 7" (6.52m x 2.61m)

Wall mounted 'Worcester' boiler. Light and electric. Useful shelving. Up and over door. A ladder provides access to:-

### BOARDED GARAGE LOFT 18' 4" x 10' 2" (5.58m x 3.10m) some restricted headroom

A useful space storage space with reduced head height. 'Velux' window. Electric, shelving and lighting.

### FIRST FLOOR LANDING

Loft hatch with built-in ladder to a generous boarded loft with lighting and shelving. Double glazed window. Shelved airing cupboard. Doors off to:-

### BEDROOM ONE 13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed window and radiator. Range of fitted furniture to include wardrobes, over bed storage and bedside cabinets. Door to:-

### EN-SUITE CLOAKROOM

Obscured double glazed window. Pedestal wash hand basin and low level WC. Tiled surround, mirror and towel hook. (There potentially would be room to put in a shower).

### BEDROOM TWO 10' 0" x 9' 8" (3.05m x 2.94m)

Double glazed window. Radiator.

### BEDROOM FOUR 7' 9" x 6' 9" (2.36m x 2.06m) max. measurements

Double glazed window and radiator. Built-in storage cupboard.

### SHOWER ROOM

Pedestal wash hand basin with tiles over and shelving above, low level WC, cabinet above and easy access walk-in shower spa style shower and splash boarding. Obscured double glazed window. Heated towel rail.

### OUTSIDE FRONT

To the front of the property a block driveway provides ample parking and leads to the garage. A pedestrian gate at each side of the property provides access to the rear garden.

### REAR GARDEN

To the rear of the property the garden is enclosed by walling and is designed to be of low maintenance with a patio, shed and covered plant potting area. There is a further patio with a water feature.

### AGENT'S NOTE

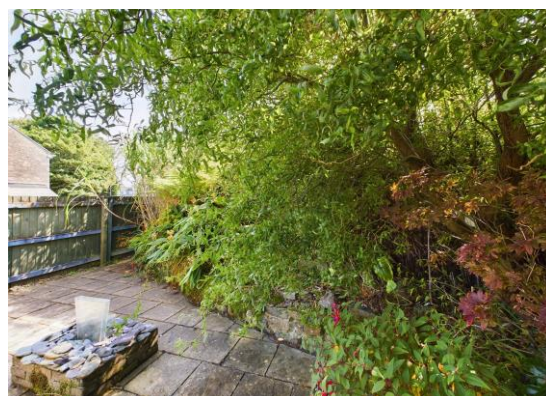
The Council Tax band for the property is band 'D'.

### SERVICES

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

### DIRECTIONS

From Camborne Church heading out of town take the first turning right into Wellington Road and at a staggered junction turn left into Trerise Road. The property is the second on the right hand side. If using What3words:- rectangular.dwelled.folds



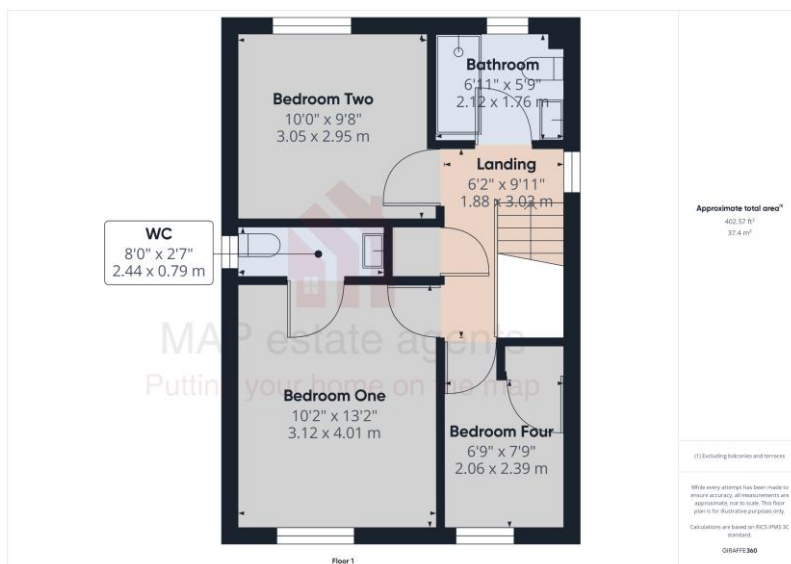
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		





## MAP's top reasons to view this home

- Sizeable detached house with driveway parking
- Scope to improve and update
- Four bedrooms- one on the ground floor
- Lounge with conservatory off
- Generous fitted kitchen and dining room/office
- Utility cloakroom and further cloakroom
- Bathroom and en-suite
- Integral garage with 'Velux' window, electrics and lighting
- Wrap around low maintenance garden
- Close to shops and amenities



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