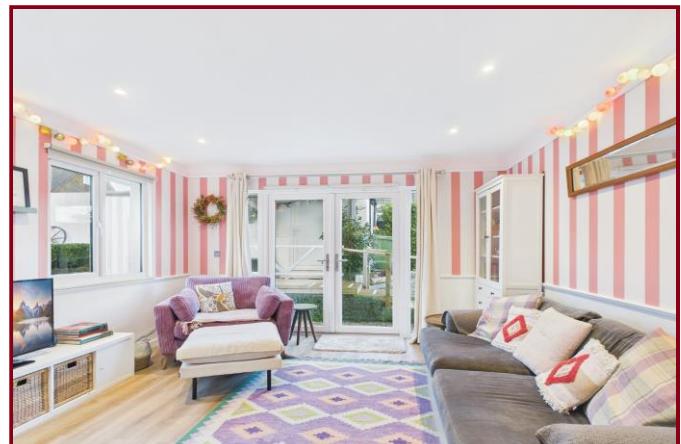
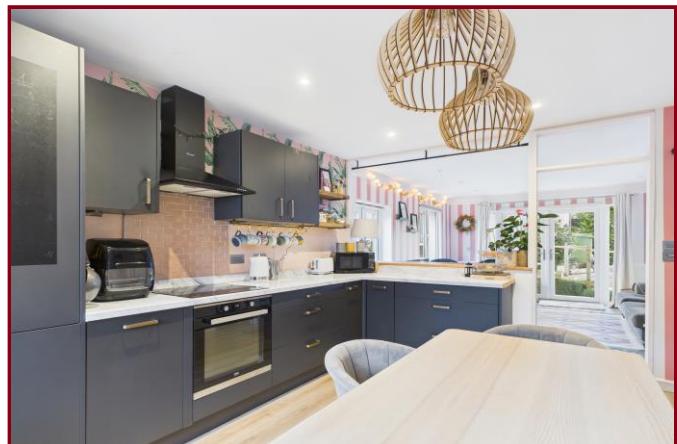




**MAP estate agents**  
Putting your home on the map

**Langorran Road,  
Camborne**

**£370,000  
Freehold**





## Langorran Road, Camborne £370,000 Freehold **Property Introduction**

Located within the popular residential position of Langorran Road, this immaculate detached property which in recent years has undergone extensive improvements and refurbishments carried out by the present vendors and offers a modern contemporary style living design. Upon entering the property via the hallway you can see that a great deal of thought and attention to detail has been invested to present the property to a high standard and creating a wonderful home. Downstairs is a modern open plan lounge/kitchen/diner with a good range of built-in storage cupboards along with a pair of uPVC double glazed doors accessing the garden from the lounge area. The additional ground floor accommodation comprises of a bedroom, refitted shower room, utility/boot room, whilst to the first floor are three further bedrooms and an additional shower room. As much as the internal accommodation has been well planned, the gardens have also been subjected to landscaping with raised railway sleeper borders being well stocked with a good range of mature shrubs. There is also a low maintenance artificial turf lawn whilst occupying one corner of the garden is a raised sitting area with steps descending down to the enclosed rear garden where again a great deal of thought has gone into creating a relaxed garden with access to a covered sitting area adjoining the double garage. Upon entering the garage, one half has been divided into a games room with double doors leading into the additional garage space. Immediately to the front can be found off-road parking facilities along with additional parking found to the front of the property on a gravelled drive.

## Location

Langorran Road is ideally situated for accessing the many shops and amenities that the town centre has to offer as well as being in close proximity to the main A30 trunk road. Travelling to other parts of the county from here is that much easier as well as both north and south coasts with their contrasting coastlines, the north being famed for its excellent surfing beaches and rugged coastline whilst the south is popular for sailing and sheltered beaches.

The cathedral city of Truro is approximately ten miles distant being the main centre in Cornwall for business and commerce and home to the Hall for Cornwall and its three spired cathedral.

## ACCOMMODATION COMPRIMES

Double glazed entrance door opening to:-

## ENTRANCE HALL

Double glazed window. Plumbing for automatic washing machine with worktop over. Staircase to first floor. Understairs storage cupboard with hanging rail. Radiator with shelf over. Doors off to:-

## UTILITY/BOOT ROOM 9' 2" x 6' 9" (2.79m x 2.06m)

Double glazed window to front elevation. Base storage cupboard and worktop. Heated towel rail.

## OPEN PLAN KITCHEN/DINER/LOUNGE LOUNGE 13' 8" x 12' 9" (4.16m x 3.88m)

Two double uPVC doors to outside. Radiator. Breakfast bar. Double glazed window. Access to:-

## **KITCHEN/DINER 15' 0" x 9' 11" (4.57m x 3.02m)**

Double glazed window to front elevation. One and a quarter sink unit with brass mixer tap. A good range of base and wall mounted storage cupboards. Two three drawer style pan cupboards. Built-in oven, hob with extractor over and tiled splashback, integrated fridge and dishwasher, pull-out pantry style storage cupboard. Vertical radiator. Built-in seating.

## **BEDROOM ONE 11' 9" x 9' 11" (3.58m x 3.02m)**

Double glazed door to exterior. Double glazed window. Radiator.

## **SHOWER ROOM**

Double glazed window to side elevation. Close coupled WC, ornate circular wash hand basin with mixer tap with storage cupboard and shelving under, tiled splashback and walk-in shower. Heated towel rail. Part tiled walls and extractor fan.

## **FIRST FLOOR LANDING**

Access to loft. Doors off to:-

## **BEDROOM TWO 17' 8" x 6' 1" (5.38m x 1.85m) reduced headroom to one side, maximum measurements**

Double glazed window to front elevation. Radiator. Storage into eaves.

## **BEDROOM THREE 14' 2" x 11' 11" (4.31m x 3.63m) reduced headroom to two sides**

Double glazed window to rear elevation. Radiator. Built-in wardrobes with storage into eaves.

## **BEDROOM FOUR 9' 6" x 7' 10" (2.89m x 2.39m) limited headroom to one side, maximum measurements**

Double glazed window to front elevation. Radiator. Storage into eaves.

## **SHOWER ROOM**

Double glazed window. Shower cubicle, vanity wash hand basin with double storage cupboard under and close coupled WC. Built-in shelving and part tiled walls. Chrome heated towel rail.

## **EXTERIOR**

Immediately to the front of the property is an off-road gravelled parking bay. A timber pedestrian gateway and fencing leads into the garden with pathway accessing the front door. Immediately to the front is a raised gravelled bin store area with railway sleepers/borders, these extending along the whole of the side garden with a further range of shrubs. The lawn is low maintenance artificial turf with access to the corner garden which has been designed as a sitting space which directly looks over the garden. Steps from here lead down to the rear garden which has been thoughtfully laid out as a relaxing sitting space and direct access to the feature outdoor sitting space which is covered and somewhere to enjoy entertaining during the spring and summer months. From here, a doorway leads into the:-

## **DETACHED DOUBLE GARAGE AND PARKING 16' 2" x 8' 5" (4.92m x 2.56m)**

## **PLUS 15' 6" x 8' 6" (4.72m x 2.59m)**

One half being currently utilised as a games room whilst double doors lead into the other side and both sides having single up and over doors. Additional parking in the driveway can be found outside ensuring that the property has ample off-road parking space.

## **SERVICES**

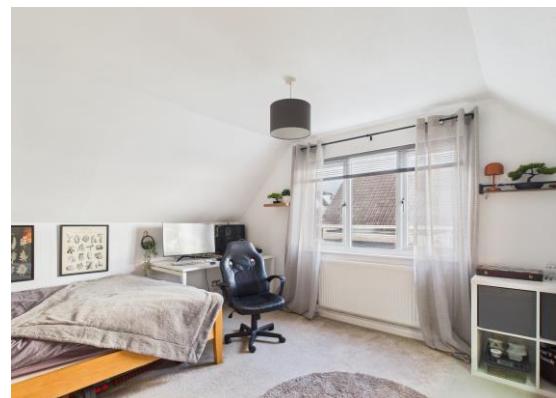
Mains drainage, mains water, mains electric and mains gas.

## **AGENT'S NOTE**

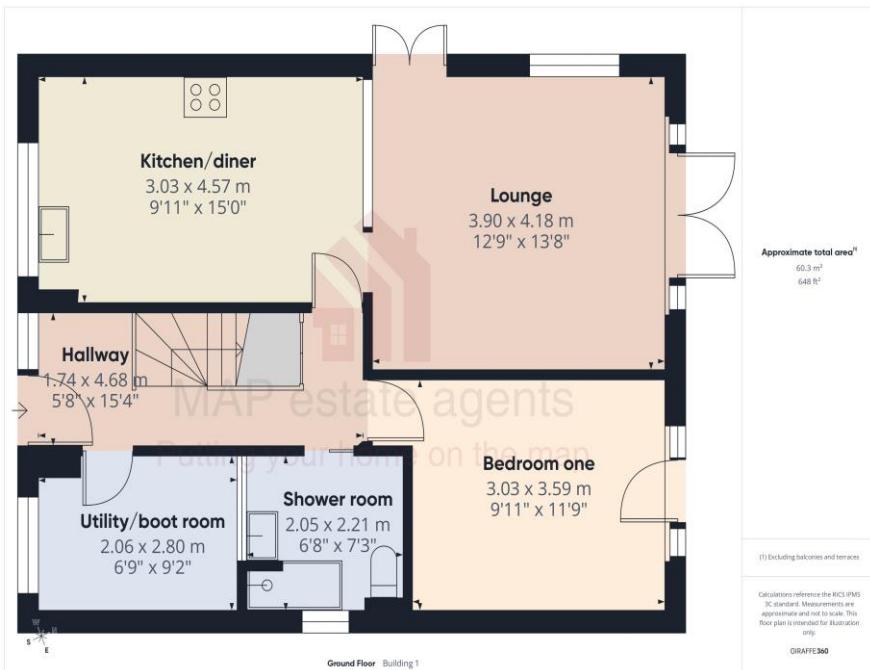
The Council Tax band for the property is band 'C'.

## **DIRECTIONS**

Proceeding along Weeth Road, take the first turning on the right hand side into Jethan Drive, at the junction turn right into Langorran Road where the property is situated on the right hand side and a MAP For Sale board has been erected for identification purposes. If using What3words:- disgraced.batchelor.basic

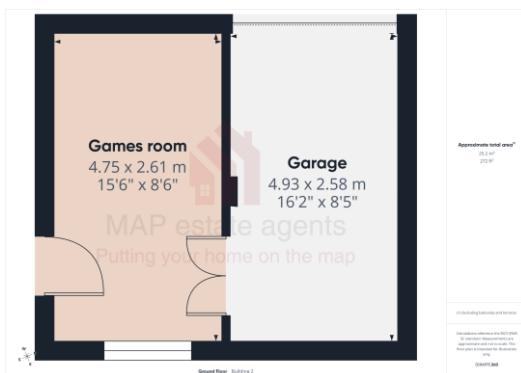
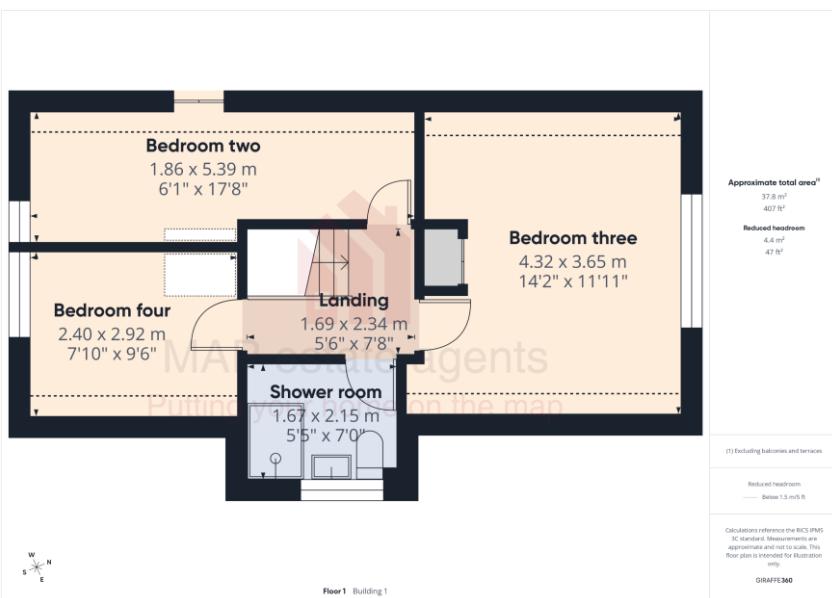


Energy Efficiency Rating		Current	Potential
Very energy efficient - low on running costs			
(0-1)	A		
(8-16)	B		
(16-25)	C		
(25-34)	D		
(35-44)	E		
(45-54)	F		
(55-64)	G		
Not energy efficient - higher running costs			
England & Wales		71	82
EU Directive 2002/91/EC			



## MAP's top reasons to view this home

- An immaculate detached family home
- Four bedrooms arranged over two floors
- Ground floor shower room and first floor shower room
- Open plan contemporary lounge and fitted kitchen/diner
- uPVC double glazed windows and doors, gas fired central heating
- Refurbished and modernised
- Situated within a quiet cul-de-sac position
- Ideal for access to the A30
- Double garage
- Driveway parking to rear and front



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)

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