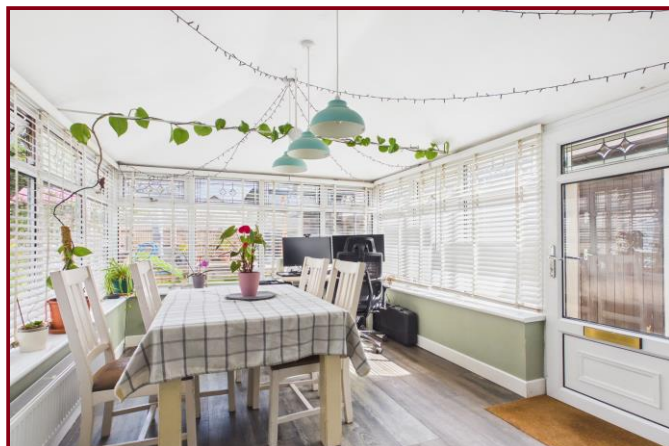




MAP estate agents
Putting your home on the map

**Praze-an-Beeble,
Camborne**

**£340,000
Freehold**





Praze-an-Beeble, Camborne

£340,000 Freehold Property Introduction

This detached family home situated in the centre of the village of Praze-an-Beeble is ideally located for access to local facilities and schooling for younger children.

Approached from the rear, there is a generous conservatory which is ideal for use as a dining room, playroom or home office. From the conservatory, there is a remodelled contemporary style kitchen featuring a corner walk-in larder cupboard, a dual-aspect lounge and a remodelled contemporary themed WC. On the first floor, there are three bedrooms and a remodelled bathroom. The property features double glazing and, unusually for most villages in Cornwall, benefits from mains gas central heating.

Enclosed gardens lie to both front and rear and are safe and secure for those with younger children and pets, there is a detached garage with parking for one vehicle to the front.

In summary, a lovely family home set within a popular village location requiring a closer inspection to be fully appreciated. Viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

The village of Praze-an-Beeble is some three miles south of the major town of Camborne, the village benefits from an attractive and welcoming local community and has an historic Public House, doctor's surgery, village store and Post Office together with a village school.

The nearby ancient mining town of Camborne offers a mix of national and local shopping outlets and there is a mainline Railway Station with direct links to London Paddington and the north of England together with schooling for older children and direct access onto the A30 trunk road.

Hayle on the north coast which is famed for its miles of golden sandy beaches and Truro, the administrative and shopping centre of Cornwall together with Falmouth on the south coast which is Cornwall's university town are all within an easy commute.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Stairs to first floor and laminate flooring. Vertical panel hard wood door opening to:-

LOUNGE 15' 4" x 14' 10" (4.67m x 4.52m) maximum measurements into recesses

Enjoying a dual-aspect with two uPVC double glazed windows to the front and a uPVC double glazed window to the rear. Featuring

one wall with a display cabinet incorporating illuminated recesses and shelving. Laminate flooring, two radiators and under stairs storage cupboard. Vertical panel door opening to:-

INNER HALLWAY

Laminate flooring and access off to:-

KITCHEN 11' 0" x 9' 11" (3.35m x 3.02m)

uPVC double glazed window to the front. Recently remodelled with a mid-grey contemporary style range of eye level and base units having adjoining square edge working surfaces and incorporating an inset colour-coordinated sink unit with mixer tap. Built-in 'Bosch' eye level double oven with 'Bosch' microwave over, inset ceramic hob with hood over and two-door walk-in pantry cupboard housing a 'Worcester' combination gas boiler. Space and plumbing for an automatic washing machine, extensive tiled splashbacks, inset spotlighting and laminate flooring.

CLOAKROOM

uPVC double glazed window to the side. Featuring a hidden cistern WC with countertop incorporating a sculptured sink unit with mixer tap. Towel radiator, extensive ceramic tiling to walls and laminate flooring.

DINING ROOM/CONSERVATORY 12' 9" x 8' 10" (3.88m x 2.69m)

Set on dwarf walls with uPVC double glazed windows on three sides and with a uPVC double glazed door opening to the side. A most versatile room with a solid roof making it ideal for use as a dining area, children's play area or home working. Laminate flooring and radiator.

Returning to entrance vestibule, stairs to:-

FIRST FLOOR LANDING

A central landing with a uPVC double glazed window to the rear. Recessed storage cupboard, access to loft space and radiator. Vertical panel oak doors open off to:-

BEDROOM ONE 12' 5" x 8' 7" (3.78m x 2.61m)

uPVC double glazed window to the front. Recessed five-door wardrobe and radiator.

BEDROOM TWO 9' 10" x 7' 8" (2.99m x 2.34m) plus recess

uPVC double glazed window to the front. Incorporating a recess and radiator.

BEDROOM THREE 9' 4" x 6' 4" (2.84m x 1.93m) plus recess

uPVC double glazed window to the front. Incorporating a recess and radiator.

BATHROOM

uPVC double glazed window to the side. Recently remodelled in a contemporary style with a wall-hung vanity unit incorporating a hidden cistern WC and with a circular countertop sink unit with remote waterfall tap. Shower/bath with plumbed shower over, extensive ceramic tiling to walls and radiator.

OUTSIDE FRONT

The front garden is enclosed, has a wide range of raised beds used for growing herbs and vegetables and there is an 8' x 6' greenhouse. A gravelled pathway leads across the front and to the side. There is a productive pear tree and external water supply. It should be noted that the front garden does not have access onto the pavement to the front and access to the property is from the rear.

REAR

The rear garden is enclosed, secure for younger children and pets and is largely lawned with raised beds and there is an extensive slate paviour surrounding the dining room/conservatory. Raised decking at the bottom of the garden is ideal for sitting out on summer evenings and there is an external water supply.

GARAGE (not measured)

Up-and-over door to the front, side courtesy door and window to the rear. It should be noted that to the front of the garage, there is parking for one vehicle.

SERVICES

Mains water (metered), mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

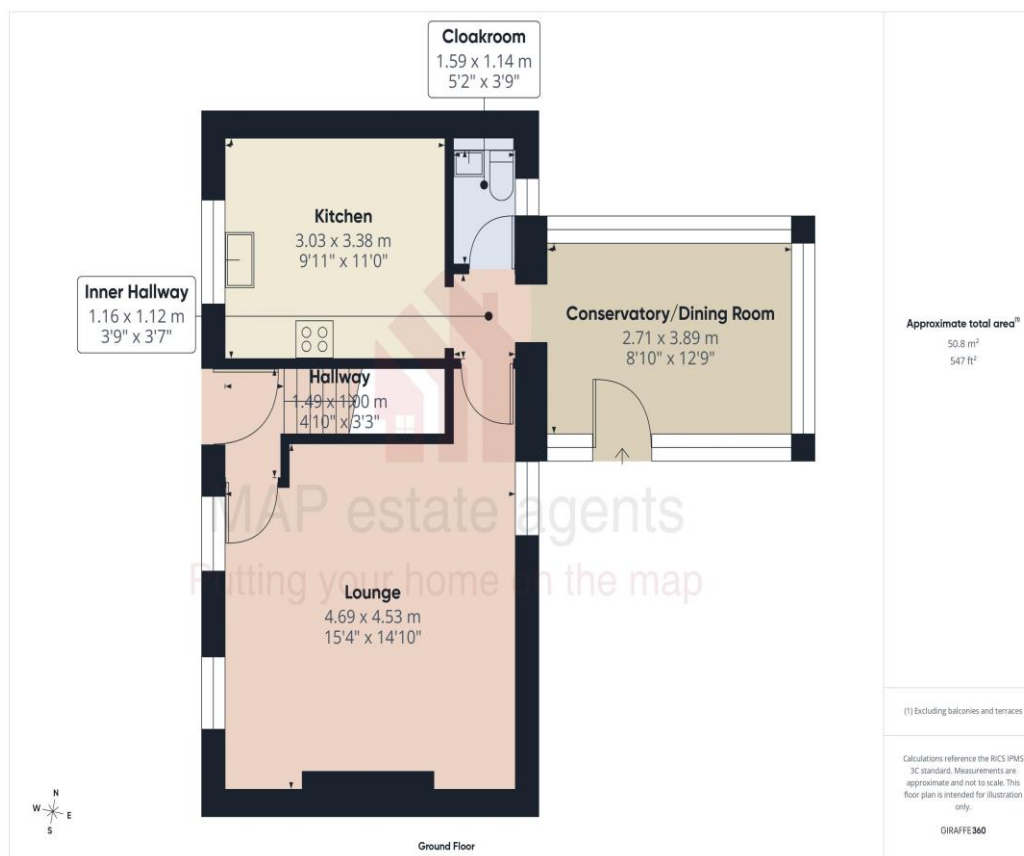


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Popular village location
- Detached house close to the village centre
- Three bedrooms
- Generous lounge
- Remodelled fitted kitchen
- Versatile dining room/conservatory
- Contemporary style first floor bathroom
- Remodelled ground floor cloakroom
- uPVC double glazing and mains gas central heating
- Gardens, garage and parking



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