



MAP estate agents
Putting your home on the map

Tehidy Close
South Tehidy

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A30 trunk road 0.7 mile | Camborne town centre 2 miles |
Portreath (north coast) 3 miles | Redruth 4 miles | Truro 14
miles | Falmouth (south coast) 16 miles | Newquay Airport 27
miles | Plymouth 63 miles | Exeter M5 96 miles (Distances
are approximate)

Superbly presented, this executive style detached house has recently been updated by our vendor and now offers generous family size accommodation to a very high standard.

Entrance porch | Hallway | Sitting room | Second lounge/dining room | Kitchen | Conservatory | Utility room | Cloakroom | Four bedrooms, principal with en-suite shower room | Family bathroom | Gardens | Garage | Parking

£525,000

Freehold



Property Introduction

Situated in a sought after residential location, there are four bedrooms on the first floor with the principal bedroom featuring an en-suite together with a family bathroom. From the hallway, oak panelled doors open off to a sitting room, a large kitchen which has been upgraded to include two tone units with composite worktops and an extensive range of integrated AEG appliances. From the kitchen there is access to a conservatory overlooking the garden, there is also a second lounge that can be used as a formal dining room, a utility room and a cloakroom.

As one would expect there is uPVC double glazing and heating is provided by a gas combination boiler supplying radiators. To the outside ample parking is available to the front on a brick paviour driveway, there is an attached garage and pedestrian access leads to the rear. The rear garden is enclosed and offers a high level of privacy and is a haven for garden lovers with a wide range of Acers, Roses and adjacent to the lawn there is an extensive patio, ideal for alfresco dining.

In summary, this stunning property is situated in a favoured location requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is advised to whet your appetite prior to arranging a viewing.

Location

Tehidy Close is situated in a favoured residential area close to the nearby Tehidy Country Park which is recognised as an area of outstanding natural beauty and within a short distance is Tehidy Golf Course, the north Cornish coast will be found nearby at Portreath. The property benefits from easy access to the A30 (the principal route to and from Cornwall) and a mainline Railway Station will be found at either Camborne or Redruth which has direct links to London Paddington and the north of England. The cathedral City of Truro, which is the county's commercial, educational and retail centre, is within commuting distance as is the university town of Falmouth on the south coast. Cornwall's airport at Newquay is within twenty seven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Enjoying a dual aspect with uPVC double glazed door to:-

HALLWAY

Stairs to the first floor incorporating storage cupboard beneath, radiator and oak panelled doors opening off to:-

SITTING ROOM 14' 3" x 10' 5" (4.34m x 3.17m)

uPVC double glazed window to the front. Focusing on a wood fire surround with marble back and hearth housing a gas coal effect fire. Radiator and coved ceiling. Double half glazed oak panelled doors open to:-

KITCHEN 20' 6" x 10' 7" (6.24m x 3.22m)

uPVC double glazed window to rear and two glazed doors with parliament hinges opening onto the conservatory. Recently remodelled with a range of two tone Shaker style eye level and base units having adjoining square edge 22 millimetre composite working surfaces featuring an underslung one and a half bowl sink unit with



remote mixer tap. Five ring gas hob with cooker hood over, two integrated ovens, integrated microwave and warming drawer. Integrated dishwasher, wine cooler and fridge/freezer. It should be noted all the integrated appliances are AEG branded. Extensive ceramic tiling to walls, integrated spotlighting and ceramic tiled floor. Radiator.

CONSERVATORY 12' 11" x 11' 10" (3.93m x 3.60m) maximum measurements

Enjoying a triple aspect with dwarf walling and having uPVC double glazed French doors opening to the side. Ceramic tiled floor, pitched glazed roof and radiator.

UTILITY 8' 8" x 6' 3" (2.64m x 1.90m)

uPVC double glazed door to the rear. Fitted with a range of eye level and base Shaker style units with 22 millimetre composite square edge working surface and with plumbing beneath for an automatic washing machine and tumble dryer. Panel heater, tiled flooring and

integrated spotlights. Oak doors off to second lounge/dining room and:-

CLOAKROOM

uPVC double glazed window to the rear. Concealed cistern WC and vanity wash hand basin with waterfall tap and storage. Ceramic tiled floor.

SECOND LOUNGE/DINING ROOM 16' 1" x 9' 8" (4.90m x 2.94m) maximum measurements

uPVC double glazed window to the front. Coved ceiling and radiator.

FIRST FLOOR LANDING

A central landing with access to loft space and cupboard housing 'Worcester' combination gas boiler. Radiator. Oak panelled doors open off to:-

PRINCIPAL BEDROOM 15' 9" x 10' 1" (4.80m x 3.07m)

uPVC double glazed window to the front. Recessed two sliding door mirror fronted wardrobe, radiator and coved ceiling. Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a concealed cistern WC incorporating counter top with wash hand basin with storage under and with a low entry shower enclosure with plumbed rain head shower. Full ceramic tiling to walls and floor, towel radiator, inset spotlighting and illuminated mirror. Radiator.

BEDROOM TWO 11' 3" x 8' 10" (3.43m x 2.69m) plus door recess

uPVC double glazed window to the rear. Two mirror fronted sliding door wardrobe unit, radiator and coved ceiling.

BEDROOM THREE 11' 2" x 10' 6" (3.40m x 3.20m) plus door recess

uPVC double glazed window to the front. Two sliding door wardrobe, radiator and coved ceiling.

BEDROOM FOUR 9' 3" x 7' 7" (2.82m x 2.31m) L-shaped, maximum measurements

uPVC double glazed window to the front. Overstairs storage cupboard, radiator and coved ceiling.

BATHROOM

uPVC double glazed window to the rear. Again remodelled in a contemporary style with a close coupled WC, vanity wash hand basin with storage beneath and panelled bath with plumbed shower over. Ceramic tiled walls and floor, towel radiator and coved ceiling.

OUTSIDE FRONT

The front garden is part enclosed, there is an extensive brick paviour driveway giving parking for three plus vehicles and with access to the attached garage. To one side of the driveway there is a lawned garden with mature shrubs and trees, partially screening the property from the road. Pedestrian access to side.

GARAGE 25' 10" x 8' 6" (7.87m x 2.59m)

Automatic roller door to the front, having power and light connected and with a uPVC double glazed window and door to rear.

REAR GARDEN

The rear garden is enclosed and as previously mentioned offers a high level of privacy, it is attractively laid out with a range of mature shrubs and trees and features a wide range of Acers and Roses. To one side of the property will be found a timber greenhouse and adjacent to the lawned part of the garden which features an ornamental pond there is an extensive patio which is ideal for alfresco dining.

SERVICES

The property benefits from mains gas, mains electric, mains metered water and mains drainage. **AGENT'S NOTE** The Council Tax band for the property is band 'E'.

DIRECTIONS

From the A30 westbound, after passing the Redruth exit, take the next junction marked Portreath, take the right hand lane and at the traffic lights turn right, take the second exit left, carry straight across at the next roundabout and then take the first exit off the next roundabout into Mount Whistle Road where the entrance to Tehidy Close will be found second left with the property identified on the left hand side. If using What3words:- blogs.unscrews.busters



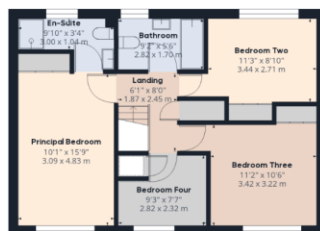


MAP's Top reasons to view this home

- Superbly presented detached house
- Sought after residential location
- Four bedrooms (principal en-suite)
- Sitting room
- Recently installed kitchen
- Upgraded bathroom and en-suite
- Second lounge/dining room
- Conservatory to rear
- Driveway parking and garage
- Attractive enclosed gardens



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1726.62 ft²
160.41 m²

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

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

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