



Kimberley House

Chapel Terrace | Brea | Camborne | TR14 9BA

Offers In The Region Of
£550,000



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Originally constructed in 2008, Kimberley house has been the subject of full refurbishment and renovations by the current vendors and now boasts spacious and diverse accommodation which is beautifully presented throughout and offered onto the market with no onward chain.

Nestling on the edge of the popular village of Brea and offering elevated views across the village the property now offers self contained annexe which could provide an additional income.

The internal accommodation comprises: Entrance hallway with stairs rising to the first floor, storage cupboard housing gas boiler, ground floor cloakroom, fitted kitchen/breakfast room with an extensive range of base and wall units, worktop incorporating stainless steel sink unit, integrated appliances which include electric hob with hood above, electric oven, dishwasher and microwave, doorway from the kitchen leading into the study. The dining has an open access into the living room with its feature wood burner, skylight and

- Detached Family Home
- Two Reception Rooms
- One Bedroom Annexe
- Village Views
- Three Bedrooms
- Gas Fired Heating
- Double Garage
- No Onward Chain

Description

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Location

Located in between Camborne and Redruth is the Parish of Carn Brea which consists of Brea, Lower Brea and Higher Brea. Brea village is the perfect location for those who enjoy walking in the countryside and also within easy motoring distance to A30.

Entrance Hallway

Living Room

12'5" x 16'7" (3.81 x 5.06)

Dining Room

11'8" x 18'3" (3.57 x 5.57)

Kitchen

10'0" x 18'3" (3.05 x 5.58)

Office

9'9" x 7'8" (2.99 x 2.36)

First Floor Landing

Master Bedroom

10'2" x 13'10" (3.10 x 4.23)

En-Suite Shower Room

9'7" x 3'11" (2.94 x 1.21)

Bedroom

11'8" x 10'11" (3.57 x 3.33)

Bedroom

11'6" x 6'11" (3.53 x 2.11)

Family Bathroom

6'9" 6'9" (2.07 2.08)

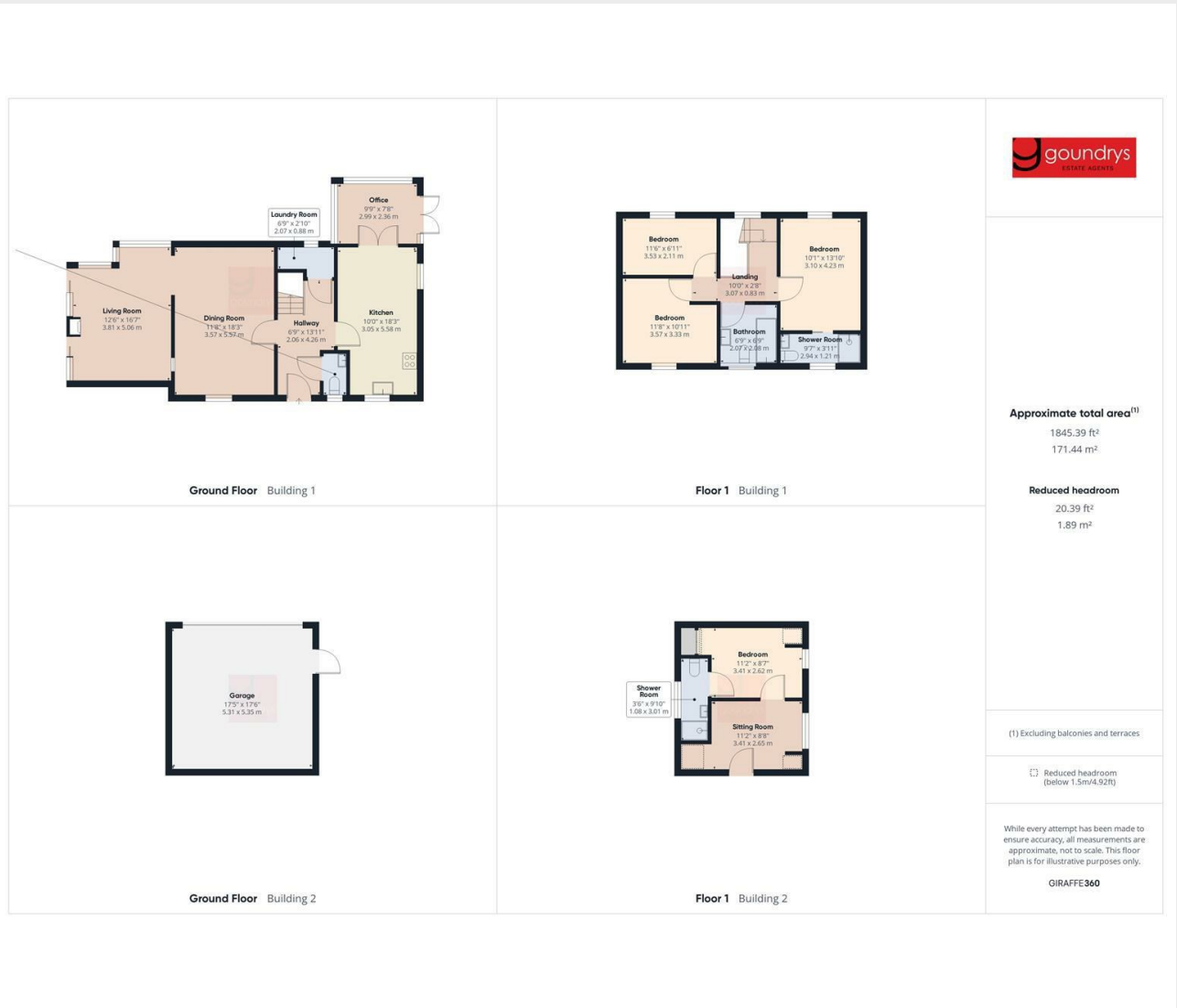
Annexe

Sitting Room

11'2" x 8'8" (3.41 x 2.65)

Bedroom

11'2" x 8'7" (3.41 x 2.62)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 192-208 A		Very environmentally friendly - lower CO ₂ emissions 92 plus A	
(111-191) B		(81-91) B	
(69-110) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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