



**7 Carwynnen Close, Praze, TR14 0JY**

**£430,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 7 Carwynnen Close

- FOUR DOUBLE BEDROOM FAMILY HOME
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY PARKING FOR MULTIPLE CARS
- MODERN WELL APPOINTED KITCHEN
- INTEGRAL GARAGE
- FREEHOLD
- COUNCIL TAX BAND D
- EPC C74

This beautifully presented four double bedroom detached home offers bright, spacious living throughout and backs directly onto open fields, providing good degrees of of privacy and a wonderful countryside outlook.

Designed with family living in mind, the property ticks all the boxes. The generous accommodation includes a welcoming entrance hall, a light-filled living area/dining area and a well-proportioned kitchen A separate utility room adds practicality, while the integral garage provides additional storage or parking.

Upstairs, the home continues to impress with four comfortable double bedrooms, offering plenty of space for growing families or those working from home.

Outside, the property benefits from an enclosed rear garden perfect for children and pets. The recently laid block paved driveway provides parking for many cars and access to the integral garage.

Bright, spacious, and ideally suited for family life, this is a fantastic opportunity to acquire a well balanced home in a desirable setting.

## LOCATION

Praze plays host to a range of facilities and amenities which include, a GP surgery, primary school, village shop, bakery and a public house. The nearest towns of Camborne and Helston provide a wider range of services including secondary schooling and leisure facilities. Camborne is the closest railway station on the Penzance to Paddington mainline and also affords access to the A30, the main arterial route that runs through the County. The residence lies in an area that is well regarded for its extensive riding out along local lanes and bridleways.







## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door to

### ENTRANCE HALL

With double glazed window to the front, radiator, dado rails to part walls, stairs to first floor and doors to various rooms.

### LIVING ROOM 11'8 x 10'8 (3.56m x 3.25m)

A welcoming living space with a double glazed window to the front aspect. The room is centred around an attractive feature fireplace complete with hearth, decorative surround, and electric heater, creating a cosy focal point. Dado rails add character and enhance the rooms traditional charm. This comfortable room opens to the dining space and offers an ideal setting for relaxing or entertaining.

### DINING ROOM 9'8 x 10'8 (2.95m x 3.25m)

A bright and inviting dining room with double glazed French doors opening directly onto the garden, allowing natural light to fill the space while providing a pleasant outlook and easy access to the outdoor area. The room offers ample space for a dining table and chairs, making it an ideal setting for family meals and entertaining guests, with the garden access enhancing the sense of indoor-outdoor living.

### KITCHEN 11'2 x 9'9 (3.40m x 2.97m)

A well appointed, fully fitted kitchen featuring a range of work surfaces incorporating a sink with mixer tap, complemented by a selection of wall and base units and drawers providing plenty of storage. The kitchen is equipped with a four ring induction hob with cooker below and extractor hood over, along with space for an under counter fridge/freezer. Additional features include a convenient breakfast bar for casual dining, a radiator, and under-cupboard lighting enhancing both practicality and ambience. A window overlooking the garden allows for plenty of natural light while offering a pleasant outlook.

### UTILITY ROOM 9'8 x 4'8 (2.95m x 1.42m)

A practical utility room with work surfaces incorporating a sink with mixer tap. There is space for a washing machine and tumble dryer, along with additional room for storage or further appliances if required. A patio door to the side offers easy external access, while an integral door leads directly into the garage, adding to the homes overall convenience and functionality.

### CLOAKROOM

With low level WC, sink with cupboard underneath and extractor fan.

### STAIRS/LANDING

A large bright landing with a window to the front, airing cupboard, loft hatch with pull down loft ladder and doors into family bathroom and four double bedrooms.

**MASTER BEDROOM 13'7 x 12' (4.14m x 3.66m)**

A large double bedroom with double glazed window to the rear, dado rails to part walls, radiator and door into ensuite.

**EN-SUITE**

A modern fitted suite with walk in shower cubicle, radiator with towel rail over, low level WC, pedestal wash hand basin and obscured window to the rear.

**BEDROOM TWO 9'8 x 10'8 (2.95m x 3.25m)**

A double bedroom with double glazed window to the front and radiator.

**BEDROOM THREE 9'8 x 9'9 (2.95m x 2.97m)**

A double bedroom with double glazed window to the front and radiator.

**BEDROOM FOUR 9'9 x 8'9 (2.97m x 2.67m)**

A double bedroom with double glazed window to the rear and radiator.

**FAMILY BATHROOM 6'7 x 5'7 (2.01m x 1.70m)**

A fully fitted suite with bath with electric shower over, radiator, pedestal wash hand basin, low level wc, obscured double glazed window to the side and extractor fan.

**GARAGE 11'9 x 9'9 (3.58m x 2.97m)**

Garage with up and over door, power and light connected, housing the boiler.

**OUTSIDE**

The property benefits from attractive outside space to both the front and rear. To the front, a block paved driveway provides generous off road parking for multiple vehicles.

To the rear, there is a large enclosed garden offering an excellent space for outdoor living and family enjoyment. A portion of the garden has been thoughtfully laid to create a lovely patio area, ideal for seating and entertaining, while the majority is laid to lawn, making it perfect for children and pets to play. The garden further benefits from a substantial summerhouse and a useful shed, providing additional storage and versatility.

**WHAT3WORDS**

dash.drummers.stables

**SERVICES**

Mains water, electricity, gas and drainage.

**TENURE**

Freehold

**COUNCIL TAX**

Council Tax Band D





#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED.

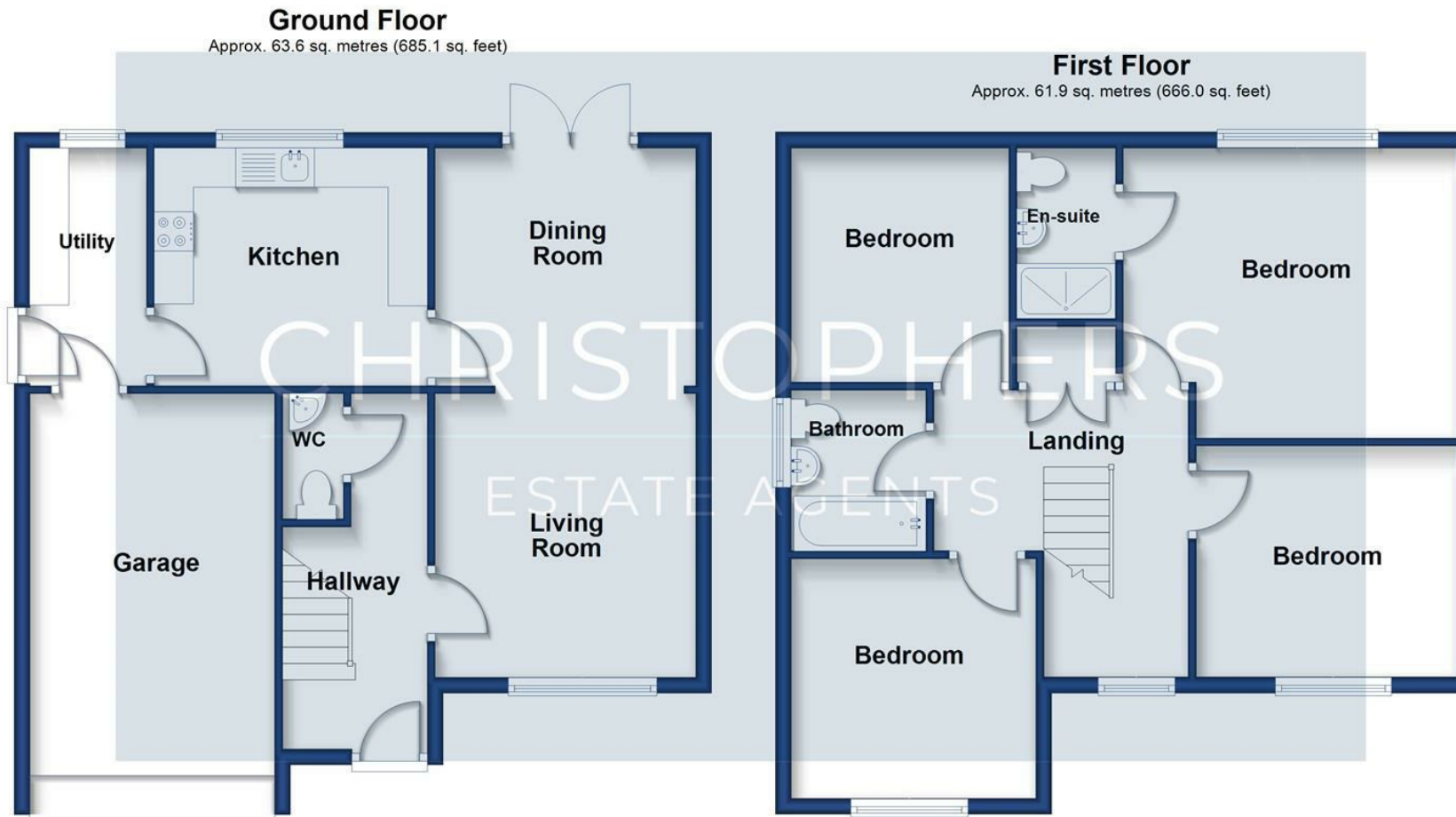
13th March 2026.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>





Total area: approx. 125.5 sq. metres (1351.0 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Christophers Estate Agents

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