







## PROPERTY DESCRIPTION

An opportunity to purchase one of these very popular four bedroom family homes located within walking distance for Truro city centre. The property is presented to a very nice standard throughout and benefits from a recently upgraded modern high gloss fitted kitchen. The family sized accommodation is split level with the main reception rooms and living areas being on the first floor and enjoying direct access out to the private rear gardens.

As you enter the property you are immediately greeted by a lovely light and airy entrance hallway, this hallway providing access to two of the bedrooms, this including the master bedroom with en suite shower room. Once upon the first floor there is the living room that enjoys direct access to the garden. This floor also provides the upgraded modern high gloss kitchen, two bedrooms and the modern fitted bathroom.

Externally there is parking for two cars to the front and enclosed private gardens to the rear that back onto a lightly wooded area.

The property also benefits from double glazing and gas central heating.

A viewing is very highly advised.

## FEATURES

- Detached 4 Bed Home
- Sought After Development
- Upgraded Kitchen
- Private Rear Garden
- Double Glazing
- Gas Central Heating







ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, radiator, stairs ascending to the first floor, telephone point, panel doors leading off to two of the bedrooms including the master bedroom and en suite.

Master Bedroom

3.12m x 4.11m (10' 3" x 13' 6") A spacious double bedroom set to the front of the property, range of mirror fronted wardrobes set to one wall, double glazed window to the front, coved ceiling, radiator, panel door through to the ensuite shower room.

En Suite

Panel door from the bedroom. The ensuite comprises a shower enclosure with inner tiled walling with shower over, pedestal wash hand basin with tiled surround, low level w.c, extractor fan, heated chrome towel rail.

Bedroom Four

2.51m x 3.17m (8' 3" x 10' 5") Panel door from the entrance hallway, double glazed window to the front, wall mounted electric radiator, panel door through to the utility area.

Utility

Panel door from the bedroom. The utility is fitted with a range of matching white floor and wall units, inset sink and drainer unit, wall mounted gas boiler, space for washing machine, space for tumble dryer, space for fridge freezer.

Landing

1.75m x 2.51m (5' 9" x 8' 3") Stairs ascending from the entrance hallway, access to the loft space, radiator, panel doors off to the bedrooms and bathroom, oak part glazed doors leading off to the living room and kitchen dining room.

Living Room

A lovely light and airy reception room that enjoys direct access out to the private enclosed paved terrace and rear gardens, double glazed French doors opening to the terrace with double glazed windows set to eithers side, focal point fireplace with inset living flame style gas fire with hearth below, hearth, surround and mantle over, recessed LED ceiling spotlights, timber effect flooring, bi folding part glazed oak doors that open through to the kitchen dining room, tv point.

Kitchen Dining Room

2.59m x 5.18m (8' 6" x 17' 0") A stunning dual aspect space that has recently been upgraded and improved by the current owners. The kitchen now comprises a modern range of slab fronted high gloss floor, wall and drawer units with low profile square edged working surfaces over with matching upstands, Integrated appliances including a dishwasher, fridge freezer along with a fitted oven with stainless steel 5 ring gas hob over and hood above, inset one and half bowl sink and drainer unit with mixer tap over, timber effect flooring, space for dining table, double glazed windows to the side and rear, oak part glazed bi-folding doors to the living room, further part glazed oak door through to the landing.

Bedroom Two

2.66m x 3.12m (8' 9" x 10' 3") 2.66m x 3.12m (8' 9" x 10' 3") A spacious double bedroom that enjoys views to the front towards Truro city centre and the cathedral, radiator, double glazed window to the front, coved ceiling.

Bedroom Three

2.59m x 3.48m (8' 6" x 11' 5") 2.59m x 3.48m (8' 6" x 11' 5") Panel door from the landing, double glazed window to the front providing views over the surrounding area, radiator, coved ceiling, panel door to airing cupboard housing the hot water tank and shelving.

Bathroom

The bathroom comprises a modern suite of a panel bath with tiled surrounds, chrome tap and shower attachment over, glazed shower screen to the side, low level w.c, pedestal wash hand basin, double glazed window to the side, extractor fan, recessed ceiling spotlights.

Gardens

The rear gardens back onto a lightly wooded area that provides the property with a great deal of privacy, the garden also enjoys a south easterly aspect. The garden can be accessed either directly from the living room or via the side pathway which leads around the side of the house to the driveway. Immediately to the rear of the property there is a full width paved terrace, this area being the perfect area for outside dining, The paved terrace then provides access out on to a lawned area of garden that has a variety of maturing shrubs and plants set within beds to the side.

Parking

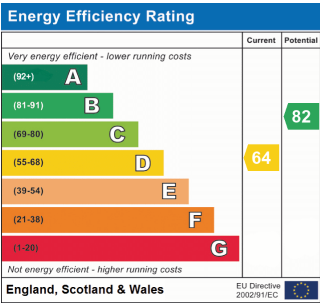
The property benefits from a tarmac driveway that is set to one side of the entrance doorway. There is also a further gravel parking area to the other side of the entrance doorway.

Additional Information

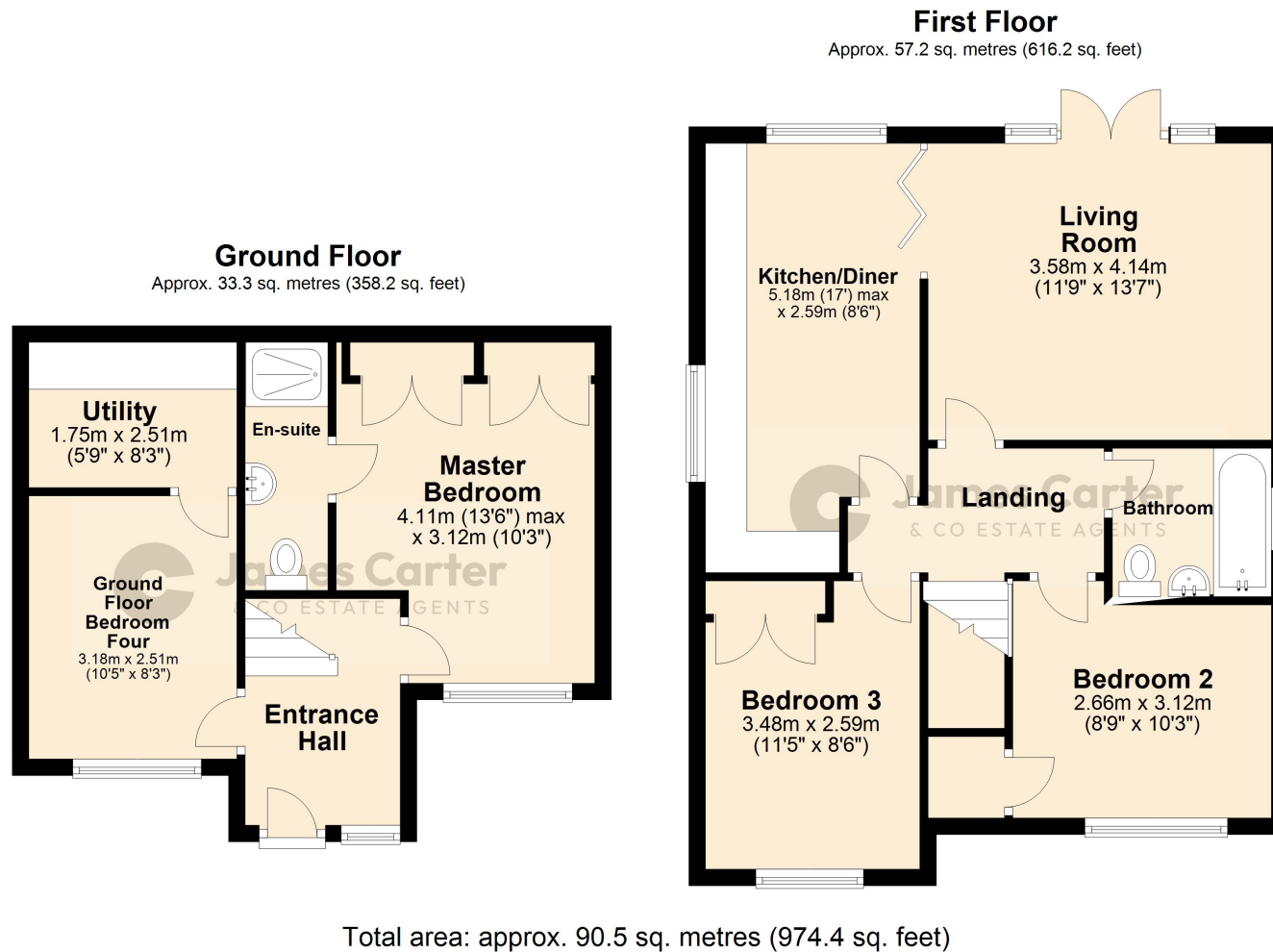
Tenure - Freehold.

Services - Mains Gas. Electricity, Water And Drainage.

Council Tax - Band D.



## FLOORPLAN



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