

£510,000 Freehold



**James Carter**  
& CO ESTATE AGENTS

**30 Penwethers Lane, Truro, Cornwall**  
**TR1 3PW**



## PROPERTY DESCRIPTION

We are incredibly pleased to have been chosen by our developer client to market this fantastic new build property that is nearing completion on Penwethers Lane, Truro. The property has been designed to fit perfectly within the surrounding properties and has been constructed in the style of a 1930s detached dormer bungalow. The property benefits from air source heating, this being a combination of zoned underfloor heating throughout the ground floor and radiators to the first floor. The property also benefits from a heat recovery system, double glazing and a 10 year Buildzone warranty. The location is perfect for any buyer wishing to be with an easy reach of Truro city centre, Truro train station or Treliske hospital, yet be located on what feels the edge of the countryside.

Internally the property provides spacious family sized accommodation, this accommodation being set out over two floors. The ground floor provides a lovely entrance hallway that benefits from underfloor heating, this generous space providing access to the living room which overlooks the front of the property and once more benefits from under floor heating. The spacious open plan kitchen dining area has been fitted with a comprehensive range of marine blue units with low profile working services and a comprehensive range of integrated appliances, there is also a very useful utility room and plant room. The further accommodation on the ground floor comprises two generous double bedrooms, both of these bedrooms benefiting from built-in wardrobes whilst there is also a spacious ground floor bathroom on this floor. The first floor provides in essence a master bedroom suite, this comprising a spacious double bedroom and a separate shower room.

You immediately approach the property off Penwethers Lane by a gravel driveway that provides parking for 4 cars. At the rear of the property is a natural slate paved terrace that leads out to an area of a level and enclosed rear gardens.

This really is an opportunity to purchase a stunning modern home that has been designed in the style of a 1930s dormer bungalow, the bungalow being situated within a sought after and convenient location for Truro city centre. In our opinion of very unusual opportunity to purchase such a property within Truro, a viewing is very highly advised

## FEATURES

- Brand New Home
- Non Estate Location
- Three Double Bedrooms
- Air Source Heating
- High Specification
- Stunning Modern Kitchen
- Double Glazing
- Parking For Three/Four Cars





## ROOM DESCRIPTIONS

### Entrance Hallway

A very spacious entrance hallway that provides access to the living room, kitchen dining room, two bedrooms, bathroom/ WC and also out to the rear garden. The entrance hallway has a grey composite double glazed door set to the side, further double glazed window set to the front, part turn stairs that ascend to the first floor landing with timber handrail and balustrade, LED ceiling spotlights double glazed door that opens to the rear garden, underfloor heating, door through to the living room.

### Living Room

3.99m x 3.48m (13' 1" x 11' 5") Oak panel door from the entrance hallway, grey double glazed window to the front that enjoys views over rooftops to the surrounding area, underfloor heating throughout, LED ceiling spotlights, wall mounted television point, broad squared archway that leads through to the family kitchen/dining room.

### Kitchen Dining Room

4.88m x 4.01m (16' 0" x 13' 2") The kitchen is a stunning family space that is set to the rear of the property, this room enjoying a view over the rear garden. The kitchen area has been designed with a comprehensive range of marine blue handle-less units which are complimented by a low profile square edged working surface with additional tiled surrounds, inset one and a half bowl sink and drainer unit with chrome mixer tap over, inset Cooke and Lewis hob with cooker hood above, fitted eye level double oven, integrated dishwasher, integrated fridge/freezer, porcelain tiled flooring throughout with under floor heating, LED ceiling spotlights, space for dining table, grey double glazed window set to the rear, oak part glazed double doors that lead back through to the entrance hallway, further oak panel door back through to the utility room.

### Utility Room

2.36m x 1.65m (7' 9" x 5' 5") Oak panel door from the kitchen/dining room, grey double glazed window set to the rear and overlooking the garden, fitted floor units with low profile square edge working surfaces over, space for washing machine, porcelain tiled flooring with underfloor heating, wall mounted heat recovery unit, door to plant room/ cupboard. The plant room housing the hot water tank and under floor heating controls.

### Bedroom Two (Ground Floor)

3.48m x 3.26m (11' 5" x 10' 8") A spacious double bedroom that is set to the rear of the property, this room enjoying a view over the rear garden. Oak panel door on the entrance hallway, grey double glazed window set to the rear, under floor heating, radiator, panel door to a large built-in wardrobe, LED ceiling spotlights, wall mounted TV point.

### Bedroom Three (Ground Floor)

3.86m x 3.17m (12' 8" x 10' 5") A second spacious double bedroom set to the front of the property, this room enjoying views over rooftops to the surrounding area. Panel door from the entrance hallway, grey double glazed window to the front, underfloor heating, panel door to a built-in wardrobe, LED ceiling spotlights, wall mounted tv point.

### Bathroom

Oak panel door from the entrance hallway, the bathroom comprises a modern white suite that consists of a panel bath with tiled surrounds and chrome mixer shower over, shower screen set to the side, vanity wash hand basin with cupboard below and tiled surround, wall mounted touch sensitive illuminated mirror above, low-level WC, porcelain tiled flooring throughout with underfloor heating, double glazed window set to the side, matt grey heated towel rail, LED ceiling spotlights.

### Landing

A spacious landing area on the first floor, part turn stairs that ascend from the entrance hallway with timber handrail and balustrade, access to eaves storage space, radiator, oak panel doors that lead to bedroom one and also to the shower room.

### Bedroom One

4.88m x 3.50m (16' 0" x 11' 6") A very spacious master bedroom that is set on the first floor, this room enjoying views from a broad dormer window to the front over rooftops to the surrounding area. Oak panel door from the landing, grey double glazed dormer window set to the front, radiator, LED ceiling spotlights wall mounted TV point.

### Shower Room

Oak panel door from the landing. The shower comprises a modern white suite of a full width Shower enclosure with glazed screen to side with inner tiled walling, chrome mixer shower over with additional rain shower fitting above, pedestal wash hand basin with chrome taps and tiled surrounds, touch sensitive illuminated mirror over, low level WC, tiled flooring, LED ceiling spotlights, Velux window to the rear.

### Gardens

At the front of the property there is a spacious gravel laid driveway area that provides parking for three to four cars. A the side of this driveway area there are beds set out with retaining walls, whilst to the upper side of the driveway there is a natural slate paved terrace that provide access to the front entrance door. There is also access around the side of the property to the rear gardens. The rear gardens once more feature a natural slate laid terrace this giving way to a level area of garden that is enclosed by walling and mature hedging.

### Driveway Parking

The property benefits from a spacious gravel driveway that is set to the front of the property, this driveway being finished with grey chippings to compliment the house, the driveway comfortable provides space for 3 to 4 cars.

### Additional Information

Tenure - Freehold.

Services- Mains Electricity, Water And Drainage.

Council Tax- Band C - Cornwall Council.



# FLOORPLAN



Total area: approx. 122.6 sq. metres (1319.8 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 [move@jamescarterandco.co.uk](mailto:move@jamescarterandco.co.uk)

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