



- Extended Family Home
- Generous Accommodation
- 5 Bedrooms 2 En-suites
- Modern Fitted Kitchen

16 Pendeen Crescent, Threemilestone, Truro, TR3 6SP

£350,000

Found within the Popular village of Threemilestone is this extended 5 Bedroom (2 En-suite) semi-detached family home. This light and airy property benefits from generous sized rooms throughout and offers flexible accommodation by having a bedroom with en-suite on the ground floor. The property comprises of a welcoming hallway with doors leading to the following: Living room with feature fireplace leads through to the dining room having patio doors opening into the garden. The Modern fitted kitchen is of a generous size with an Island providing a breakfast bar, from here there is a door leading to the garden and the downstairs bedroom having an en-



Property Description

DESCRIPTION

Found within the Popular village of Threemilestone is this extended 5 Bedroom (2 En-suite) semi-detached family home. This light and airy property benefits from generous sized rooms throughout and offers flexible accommodation by having a bedroom with en-suite on the ground floor. The property comprises of a welcoming hallway with doors leading to the following: Living room with feature fireplace leads through to the dining room having patio doors opening into the garden. The Modern fitted kitchen is of a generous size with an Island providing a breakfast bar, from here there is a door leading to the garden and the downstairs bedroom having an en-suite shower room. On the first floor you can find the Master bedroom with walk in wardrobe/dressing area which leads to the en-suite shower room, there are 3 more bedrooms plus the family bathroom. To the front of the property there is ample driveway parking leading to the garage/store. The attractive rear garden is enclosed being laid to lawn, with a decking area just outside the dining room. There is also a low maintenance slate chip area for alfresco dining plus a patio area.

LOCATION

The village of Threemilestone has a wide range of amenities which include a junior school, various shops and supermarket including Co Op and Spar, butchers. There is also a post office and public house and a regular bus service connecting to Truro city centre. As well as these amenities there is also a doctors surgery and dental practise within close proximity to the property, as well as Richard Lander secondary school, Truro college and Royal Cornwall hospital. Truro city centre has a wide range of amenities and also a mainline railway station connecting to London Paddington

PORCH

Entrance door opening into the porch with obscure double glazed windows to the front and side elevations. Door opening into the hallway.

LIVING ROOM





13' 8" x 12' 5" (4.17m x 3.79m) Double glazed window to the front elevation. Feature bio fuel fire plus radiator. Built in understairs storage cupboard. Walk way into the dining room.

DINING ROOM

15' 8" x 10' 4" (4.78m x 3.16m) A light and airy room with patio doors opening out onto the decking area. Built in double cupboard, radiator.

KITCHEN

13' 5" x 12' 5" (4.11m x 3.81m) Double glazed window to the side elevation. Fitted with a range of cream high gloss wall and base units with complimentary granite worktops with aqua tiled surround. There is an under counter sink having a sinkerator and mixer tap over. Built in double oven and grill, 5 ring gas hob with extractor fan over. This lovely modern kitchen also benefits from an Island having a granite work top with a breakfast bar to one end with storage under. Space for dishwasher and washing machine. Ceiling downlights plus under cupboard lights. Radiator. Doors lead to the hall way and garden.



BEDROOM

18' 4" x 8' 9" (5.61m x 2.67m) A light and airy room having 2 double glazed windows to the side elevation and a double glazed window to the rear. Radiator. Door opening into the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a shower cubicle having a wall mounted shower and tiled walling with extractor fan. White low level W.C plus wash hand basin with mixer tap over. Wall mounted towel rail.



LANDING

MASTER BEDROOM

13' 10" x 12' 3" (4.23m x 3.74m) Double glazed window to the side elevation with a velux window to the rear. Radiator. Door way opens to the dressing/ built in wardrobe area which in turn leads to the en-suite shower room.

approximately £1,200 per year.

ENSUITE SHOWER ROOM

8' 3" x 5' 1" (2.53m x 1.55m) Having a walk in shower cubicle with wall mounted shower and glass screen. There is a wash hand basin set on a slate worktop with mixer tap, low level W.C. Wall mounted towel rail, shaver point. The room also benefits from under floor heating. Velux window to the front.

BEDROOM

13' 1" x 8' 8" (4.00m x 2.66m) Double glazed window to the front elevation. Built in double wardrobe with hanging rail and shelving above. Radiator.

BEDROOM

10' 3" x 6' 7" (3.14m x 2.03m) Double glazed window to the front elevation, radiator. Storage cupboard over the stairs. This room is currently being used as an office.

BEDROOM

9' 3" x 9' 2" (2.84m x 2.80m) Double glazed window to the rear elevation over looking the garden. Built in double wardrobe with shelving to one side with hanging rail. Radiator. This room is currently being used as an office.

BATHROOM

OUTSIDE

To the front of the property there is generous driveway parking leading to the garage and the front entrance.

The rear garden enjoys a sunny aspect being laid to lawn with an attractive decked area plus patio. There is also a low maintenance slate chip area for alfresco dining.

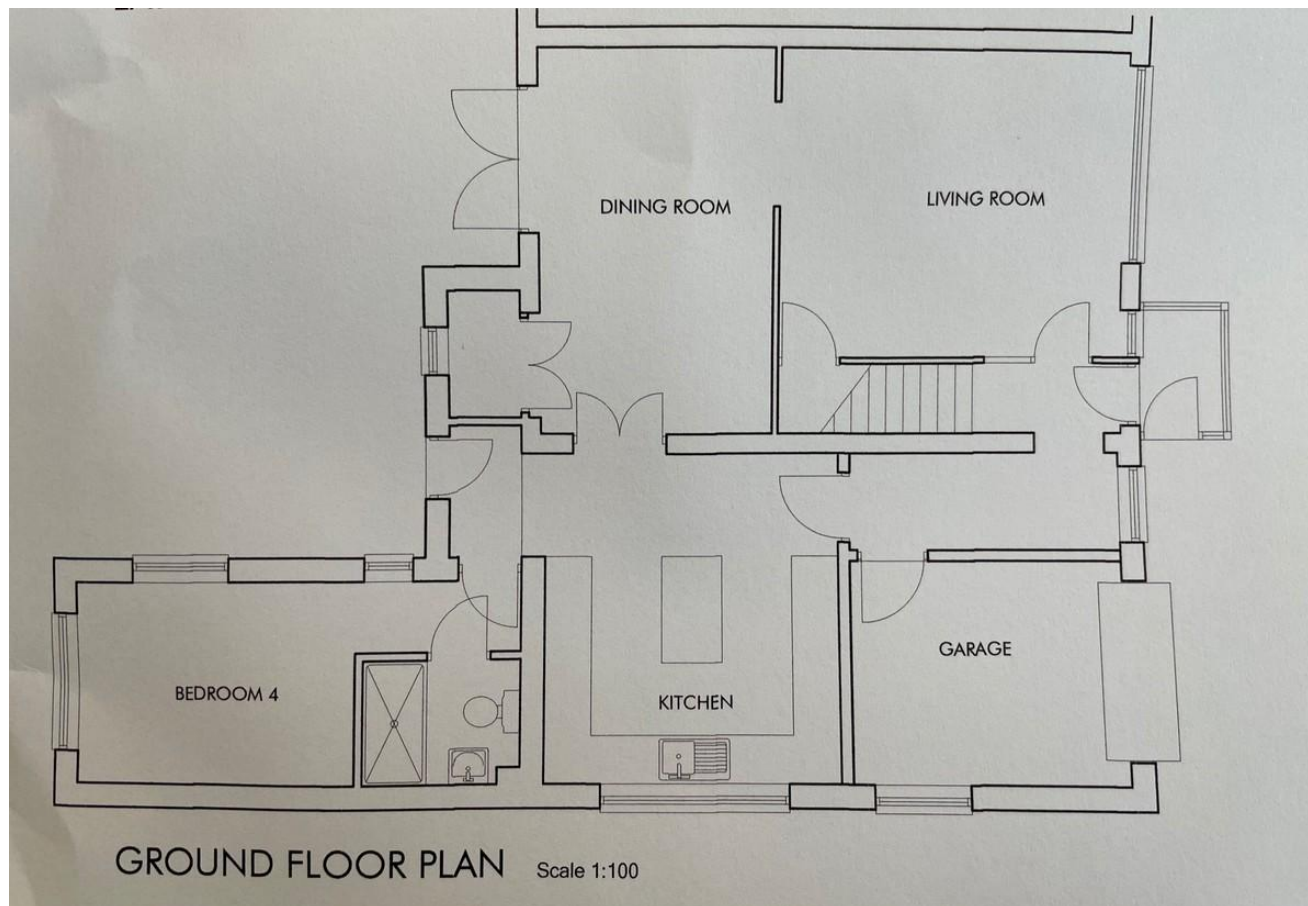
GARAGE/STORE

11' 6" x 9' 2" (3.51m x 2.81m) Having an up and over door with power and light. Obscure double glazed window to the side elevation. Wall mounted Boiler. Space for washing machine and tumble dryer.

SOLAR PANELS

The solar panels are owned outright which generate





%epcGraph_c_1_334%

19 Lemon Street, Truro,
Cornwall, TR1 2LS

www.goundrys.co.uk
01872 242425
sales@goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements