



- 4/5 Bedroom Semi-Detached House
- Generous Rear Garden
- Garage & Parking
- Double Glazing

## 2 Hicks Close, Probus, Truro, TR2 4NE

Guide Price £330,000

Nearing completion this refurbished and extended semi-detached house boasts generous accommodation throughout and is situated within this popular village setting. The spacious accommodation on offer comprises: Entrance hallway, study/bedroom 5, separate living room, fitted kitchen/diner with a range of base and wall unit and doors opening onto a decked seating area. To the first floor is a newly created master bedroom with en-suite shower room, there are three remaining bedrooms and a family bathroom. Externally there is parking to the front of the garage, and the large rear garden benefits from the afternoon and evening sun, mainly laid to lawn



## Property Description

### DESCRIPTION

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### LOCATION

The village of Probus is located approximately 7 miles from Truro city centre and offers a wide range of village amenities which include a public house, petrol filling station, general stores, village hall, doctors surgery and regular bus services to Truro and St Austell. More comprehensive shopping and schooling facilities can be found in Truro city which also has a mainline railway station.





**TOTAL FLOOR AREA: 1061 sq ft (98.6 sq.m.) approx.**

While every attempt has been made to ensure the accuracy of the figures contained here, representations of floor, ceiling, wall and site area have an approximate and no responsibility is taken for any error, omission or misstatement. The plan is to illustrate conditions only and should not be used for any purpose other than that intended. The location, system and appearance of items may not be identical to the quantities in the schedule of quantities and drawings and the plan. Made with AutoCAD 2002.

**ENTRANCE HALL**

**STUDY/BEDROOM 5**

8' 9" x 7' 3" (2.67m x 2.22m)

**LIVING ROOM**

12' 5" x 12' 2" (3.80m x 3.71m)

**KITCHEN AREA**

10' 11" x 9' 0" (3.35m x 2.75m)

**DINING AREA**

14' 11" x 11' 0" (4.57m x 3.37m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

16' 6" x 8' 7" (5.03m x 2.64m)

**EN-SUITE SHOWER ROOM**

8' 8" x 5' 10" (2.66m x 1.80m)

**BEDROOM**

8' 0" x 6' 5" (2.44m x 1.96m)

**BEDROOM**

11' 1" x 8' 3" (3.40m x 2.53m)

**BEDROOM**

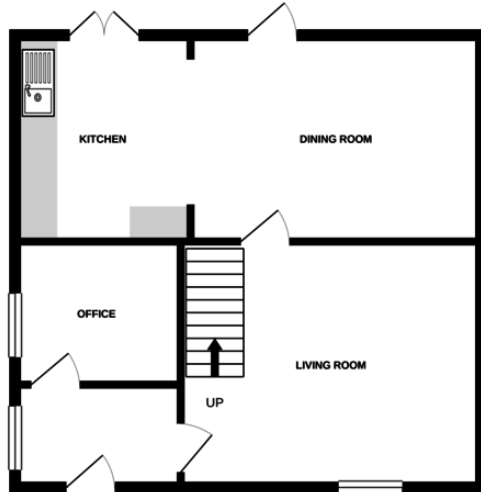
12' 5" x 8' 7" (3.81m x 2.62m)

**BATHROOM**

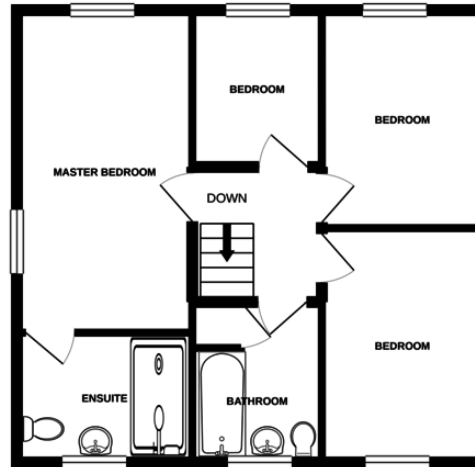
8' 3" x 6' 1" (2.54m x 1.86m)

**GARAGE & PARKING**

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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