



Shortlanesend, Truro

£450,000

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## Shortlanesend, Truro

Offered to the market with no onward chain is this well finished, modern family home located within a popular residential development in the village of Shortlanesend. The property benefits from driveway parking plus an additional parking allocated parking space, there is a single garage with utility area and good sized, enclosed rear garden.

The delightful property offers an open plan living/kitchen/dining area with a modern fitted kitchen. Additionally there is a ground floor WC. On the first floor there are three double bedrooms and one single bedroom. The master bedroom enjoys an en-suite shower room and there is a further family bathroom. The property has high quality finishes throughout and would make a fantastic family home.





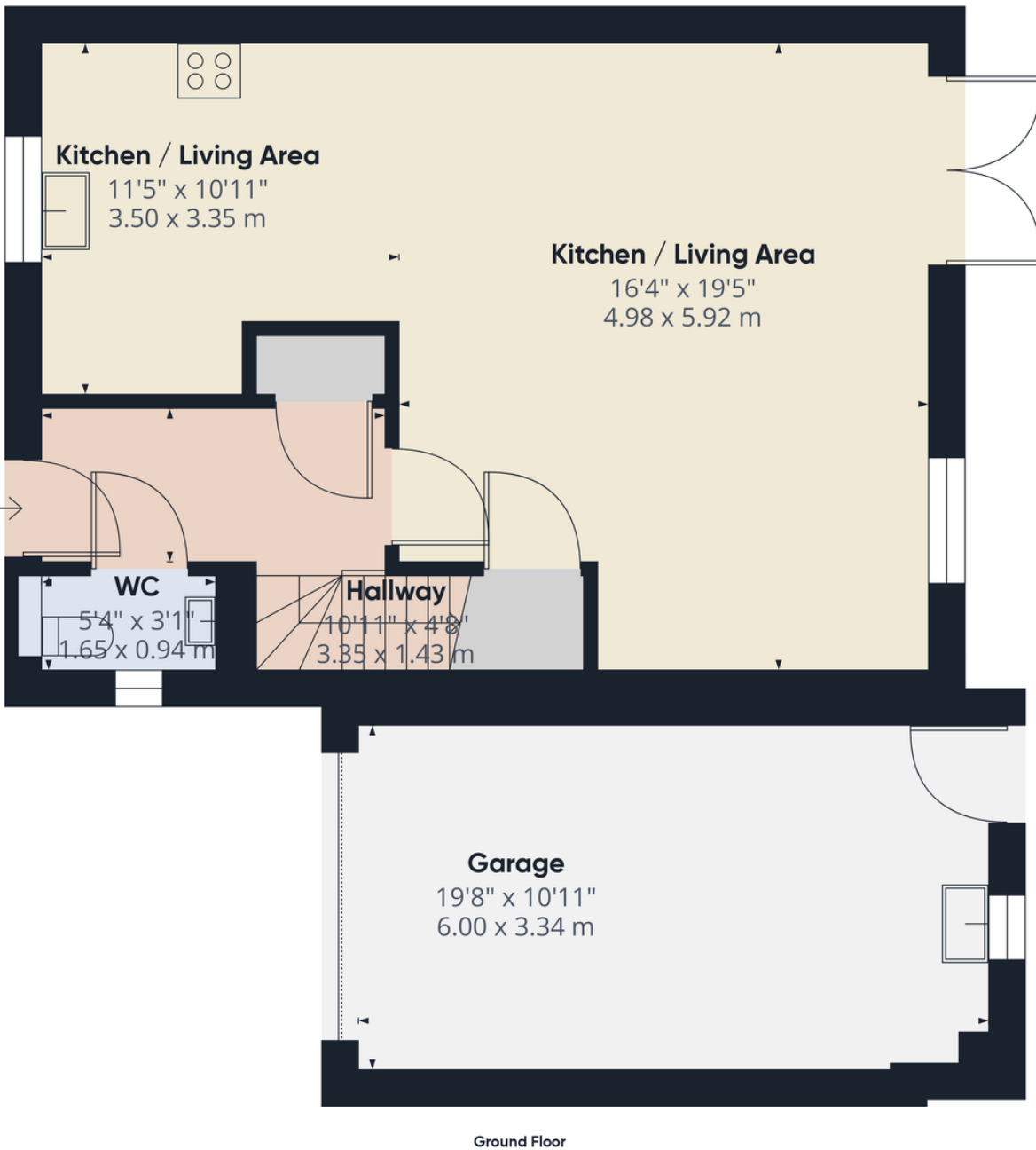
A modern 4 bedroom detached family home on a small development in Shortlanesend. The property has been finished to a high standard and the accommodation comprises of open plan living/dining/kitchen room with integrated appliances, downstairs WC, 4 bedrooms with the master benefiting from an en-suite and a family bathroom. There is a garage with utility facilities and a driveway as well as a spacious enclosed rear garden.

**No Pets, No DSS.**









Ground Floor

Approximate total area<sup>(1)</sup>  
748.31 ft<sup>2</sup>  
69.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# TRURO

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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 are 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