

An aerial photograph of a modern, two-story house with a brown tiled roof and white walls. The house is situated on a grassy hillside with a paved garden area in the foreground. In the background, there are rolling green hills under a cloudy sky. A tall antenna tower is visible on one of the hills. The house has a large garden area with a wooden fence and a small wooden outbuilding.

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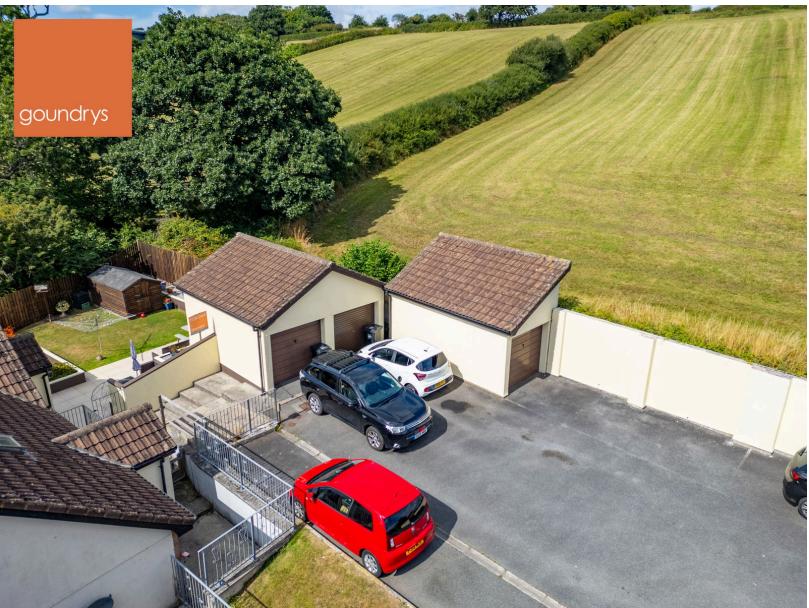
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S A L E S

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# Harbour View, Truro

£330,000

 4  2  1



## Description

This impressive and immaculately presented 4 Bedroom semi-detached property enjoys beautiful elevated panoramic views over neighbouring property towards Malpas River. The accommodation is designed over 3 levels with the ground floor level comprising of the following: entrance porch, open plan living room with stairs to lower ground floor and first floor levels. The modern kitchen is fitted with a range of cream high gloss wall and base units with integrated appliances which leads to the dining room area. The lower ground floor comprises hallway, 3 good size bedrooms and the family bathroom fitted with a white suite. The first floor offers a large spacious Double Bedroom having an en-suite shower room. To the front of the property there is a pathway leading to the entrance door with a lawn area. The generous size rear garden is fully enclosed being laid to lawn having a large patio area ideal for alfresco dining with a seating and BBQ area. A pathway and gentle steps lead down to the side of the property where there are attractive flower beds and low maintenance gravel area. The garage is nearby with the parking area. The property is warmed by Gas Central Heating and Double Glazing. This lovely family home is a must to view to appreciate the location as well as the accommodation on offer.

## Location

The property is located in Harbour View and is ideally located for access to the City Centre and Boscowen Park which has a children's play area, cricket club, tennis courts and Boscowan woods. Malpas Village is home to the popular Heron Inn public house which overlooks the river. Truro City has a wide range of shopping and schooling facilities and also a mainline rail link to London Paddington and regular flights from near Newquay Airport to London Gatwick.

## Entrance Porch

**Living Room** - 6.38m x 3.68m (20'11" x 12'1")

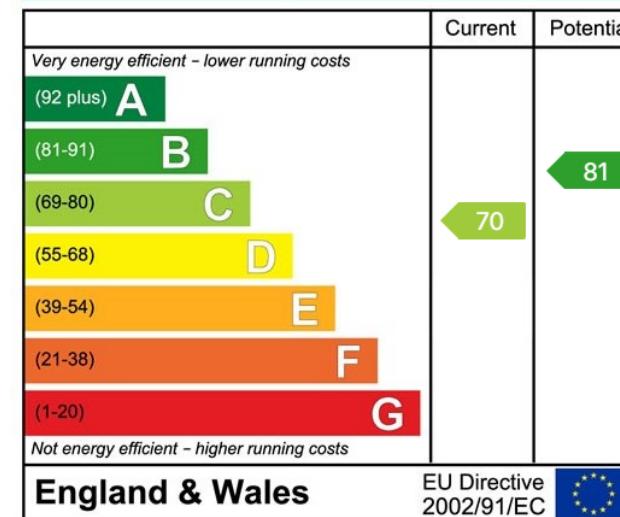




- 4 Bedroom Semi-Detached
- Elevated Position
- Generous size Garden
- Modern Fitted Kitchen
- Spacious Living Room
- Light and Airy Throughout
- En-suite Plus Family Bathroom
- Arranged over 3 Floors
- Garage plus Parking
- Gas Central Heating



### Energy Efficiency Rating



## 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

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