



MAP estate agents
Putting your home on the map

Threemilestone, Truro,

Milestone Court

Threemilestone

Truro 3 miles | Redruth 6 miles | St Agnes (north coast) 6 miles |
Falmouth (south coast) 12 miles | Newquay Airport 22 miles |
Plymouth 58 miles | Exeter M5 Motorway 91 miles
(Distances are approximate)

An extended family home offering versatile and generous accommodation suitable for multi-generational living.

This detached house, tucked away from passing traffic, was constructed in 2005 and extended by our vendor in 2020.

Hallway | Kitchen/dining room | Utility porch | Lounge | Home office
| Playroom/bedroom seven | Cloakroom | Six bedrooms – two with
en-suite shower rooms | Family bathroom | Gardens | Garage and
parking

£595,000 Freehold



Property Introduction

Benefiting from six bedrooms, two of which have en-suites, the kitchen/dining room has a comprehensive range of quality units and the dual aspect lounge which is 27' in length, has bi-fold doors opening onto the rear garden and patio.

In addition to the above accommodation there is a home office, playroom/bedroom seven and a family bathroom.

Fully double glazed, heating is provided by a mains gas boiler with underfloor heating on the ground floor and radiators to the first floor.

To the outside there is ample parking and turning to the front with access to the attached garage, whilst to the rear the garden is largely lawned with extensive patios ideal for outside entertaining.

In summary, a unique property, ideal for the larger family and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Threemilestone is a popular residential area with excellent local amenities including an excellent Co-Op supermarket, Spar shop, fish and chip shop, doctors surgery, hair salon, community centre, Public House and Methodist Chapel just to mention a few.

Threemilestone is also within the locality for the Park and Ride scheme that serves the A390 operating on a regular basis for those travelling into Truro.

The city itself is renowned for its Georgian architecture and cobbled streets making it popular for visitors and offers a good variety of retail outlets along with many independent stores.

Truro Piazza gives access to the Hall for Cornwall whilst other places of interest include the riverside village of Malpas being popular for water sports with other recreational facilities including tennis courts, playing field and cricket club.

Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines with the north being popular for surfing and the south enjoying excellent sailing waters.

There is also easy access to Newquay Airport with its flight to the UK and Europe.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed windows, dwarf walls and enjoying a triple aspect. Laminate flooring. Half glazed door to:-

HALLWAY

L-shaped with recessed turning stairs to the first floor incorporating an understairs storage cupboard. Further recessed cupboard and panelled doors open off to:-

KITCHEN/DINING ROOM 20' 5" x 10' 3" (6.22m x 3.12m)

Enjoying a dual aspect with uPVC double glazed windows to the front and rear. Fitted with a range of eye level and base medium grey



gloss finished kitchen units with square edge working surfaces on two sides and with a central island featuring storage and ideal as a breakfast bar. There is an integrated dishwasher and an electric range style cooker with vented hood over. Inset one and a half bowl one and a half bowl colour coordinated sink unit with mixer tap, laminate flooring and underfloor heating. Inset spotlighting. Vertical panelled door to:-

UTILITY PORCH 8' 5" x 5' 11" (2.56m x 1.80m)

uPVC double glazed door to the rear. Fitted with a range of eye level and base medium grey gloss finished units with square edge working surfaces, space and plumbing for an automatic washing machine and tumble dryer, further space for fridge/freezer and laminate flooring incorporating underfloor heating.

LOUNGE 27' 4" x 11' 2" (8.32m x 3.40m)

Enjoying a dual aspect with uPVC double glazed bi-fold doors opening onto the rear garden and uPVC double glazed window to the

side. This room is of generous proportions and features under floor heating and has a radiator.

HOME OFFICE 12' 2" x 6' 9" (3.71m x 2.06m)

uPVC double glazed French doors opening onto the rear. Laminate flooring with underfloor heating.

PLAYROOM/BEDROOM SEVEN 9' 0" x 8' 1" (2.74m x 2.46m)

uPVC double glazed window to the front. Underfloor heating.

WC

uPVC double glazed window to the front. Close coupled WC, vanity wash hand basin and laminate floor with underfloor heating.

FIRST FLOOR LANDING

Sun pipe, access to loft space via loft ladder and with the loft being extensively boarded. The loft also contains a 'Worcester' combination boiler for central heating and hot water and there is power and light connected. Walk-in airing cupboard which has been

designed to allow for the installation of a Jack and Jill shower room to benefit the adjacent bedroom and there is also a radiator. Vertical panelled doors opening off to:-

BEDROOM ONE 16' 5" x 11' 1" (5.00m x 3.38m) plus door recess
uPVC double glazed windows to side. Radiator. Door to:-
EN-SUITE

uPVC double glazed window to side. Fitted with a vanity/storage unit running along one wall and incorporating a concealed cistern WC, bidet, counter top oval wash hand basin and oversized corner shower enclosure with plumbed shower. Slate tiled floor and inset spotlighting. Towel radiator.

BEDROOM TWO 13' 1" x 11' 1" (3.98m x 3.38m) plus door recess

uPVC double glazed window to front. Radiator.

BEDROOM THREE 12' 2" x 6' 0" (3.71m x 1.83m) maximum measurements

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR 10' 10" x 8' 8" (3.30m x 2.64m)

uPVC double glazed window to front. Radiator.

BATHROOM

uPVC double glazed window to front. Featuring a vanity style unit with vanity wash hand basin, concealed cistern WC and having a panelled bath with rain head shower over. Extensive ceramic tiling to walls, slate tiled floor, towel radiator and spotlighting.

BEDROOM FIVE 10' 2" x 7' 4" (3.10m x 2.23m) maximum measurements

uPVC double glazed window to the front. Radiator.

BEDROOM SIX 12' 9" x 10' 3" (3.88m x 3.12m)

uPVC double glazed window to rear. Radiator. Vertical panelled door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the rear. Featuring a vanity unit with wash hand basin, concealed cistern WC, corner shower enclosure with plumbed rain head shower featuring bi-fold doors and with a tiled floor and towel radiator.

OUTSIDE FRONT

To the front there is a part enclosed paviour area suitable for the parking of five vehicles and giving access to the attached garage. External water supply and pedestrian access leads to the side.

GARAGE 17' 2" x 10' 11" (5.23m x 3.32m)

Automatic sectional door and having power, light and water connected. There is also waste for an automatic washing machine and a radiator.

REAR GARDEN

The rear garden is enclosed, largely lawned with extensive patio areas ideal for outside entertaining and there is a raised barbecue area. Raised beds.

SERVICES

Services connected are mains metered water, mains drainage, mains electricity and mains gas.





MAP's Top reasons to view this home

- Substantial detached house
- Six bedrooms (two with en-suites)
- Large 27' dual aspect lounge
- Quality fitted kitchen/dining room
- First floor family bathroom
- Home office and playroom/bedroom seven
- Double glazing and gas central heating
- Generous parking and garage
- Enclosed lawned garden to rear
- Popular village location



Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
100-91	A		
91-81	B		
81-65	C	78	85
65-55	D		
55-49	E		
49-45	F		
45-35	G		

EU Directive 2002/91/EC

Approximate total area⁽¹⁾

2224.33 ft²
206.65 m²

(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.

GIRAFFE360

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