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**Hebron**  
Threemilestone, Truro



## Threemilestone, Truro

A30 trunk road 2 miles | Truro City Centre 4 miles | St Agnes (north coast) 6 miles | Falmouth (south coast) 12 miles | Newquay Airport 19 miles | Plymouth 59 miles | Exeter (M5) 92 miles | (Distances are approximate)

Virtually new, this detached executive style house was built in 2020 and offers generous family sized accommodation presented to a high standard throughout.

Entrance hallway | Lounge | Cloakroom | Kitchen/dining/family room | Utility room | Four bedrooms, principal bedroom with en-suite | Family bathroom | Gardens to three sides | Integral garage

**£575,000**  
**Freehold**



## Property Introduction

One will find four double bedrooms with the principal bedroom featuring an en-suite and a family bathroom with separate shower cubicle on the first floor. From the entrance doorway there is a central hall with recessed stairs and oak doors open off to a lounge, large family room combining dining with a contemporary style attractive fitted kitchen and featuring bi-fold doors opening onto a patio to the rear.

There is a downstairs cloakroom and off the kitchen is a utility room. Complementing the modern theme there is engineered oak flooring on the majority of the ground floor which benefits from underfloor heating, the property is fully double glazed and is warmed by a gas fired system.

To the outside parking is available for several cars, to the front there is an integral garage and the rear garden which is enclosed and offers a high level of privacy and security, features an extensive patio, raised beds, artificial lawn and a hot tub.

This quality home situated in a cul-de-sac of only three properties, is sure to attract a high level of interest and viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

## Location

Situated to the west of the city of Truro, Threemilestone is ideally located for commuting to Treliske Hospital, Truro College and the city centre. With the A30 trunk road being only two miles away other destinations are easily accessible.

The village has an extensive range of shops to meet day to day needs and there is schooling for younger children. Secondary schooling is available at nearby Richard Lander and further education facilities at Truro College.

The city of Truro is an intimate and friendly city whilst offering what one would expect from Cornwall's capital, cobbled streets, quality shopping centre, a farmer's market and the Hall for Cornwall plus a vibrant nightlife to suit all.

Falmouth, the university town for Cornwall, is situated on the south coast and is within eleven miles.

## ACCOMMODATION COMPRISES

Powder coated aluminium framed double glazed door opening to:-

## ENTRANCE HALLWAY

Featuring an engineered oak floor with under floor heating and a recessed turning staircase to the first floor incorporating storage space beneath. Oak doors open off to:-

## LOUNGE 15' 2" x 14' 4" (4.62m x 4.37m) maximum measurements into bay

Squared double glazed bay window to the front. Engineered oak floor with under floor heating.

## CLOAKROOM

Double glazed window to the side. Featuring a contemporary suite consisting of close coupled WC and wall hung vanity wash hand basin with storage beneath. Engineered oak flooring with under floor heating.

## KITCHEN/DINING/FAMILY ROOM

### DINING/FAMILY ROOM 17' 2" x 14' 2" (5.23m x 4.31m) maximum measurements

Featuring triple panelled bi-fold double glazed doors opening onto the rear garden and with further uPVC double glazed window to the rear and side creating a light and airy room. Engineered oak flooring with under floor heating and inset spotlighting.

### KITCHEN AREA 10' 5" x 9' 11" (3.17m x 3.02m)

The kitchen area is fitted with a range of mid-grey eye level and base units having adjoining quartz working surfaces arranged to form a breakfast bar and with an under slung stainless steel one and a half bowl sink unit with kettle mixer tap. There are integrated appliances to include an eye level double oven, ceramic hob with extractor over and an integrated fridge/freezer and dishwasher. Engineered oak flooring extends from the family dining area and again features underfloor heating. Oak panelled door to:-





#### **UTILITY ROOM 9' 10" x 4' 10" (2.99m x 1.47m)**

Double glazed door to rear. Fitted with a range of eye level and base units having adjoining quartz working surfaces and featuring an under slung stainless steel sink unit with mixer tap. Wall mounted 'Baxi' gas combination boiler, space and plumbing for an automatic washing machine and engineered oak flooring with under floor heating.

#### **FIRST FLOOR LANDING**

A central landing which is L-shaped and has a double glazed window to the side. Access to loft space and vertical panelled oak doors opening to:-

#### **PRINCIPAL BEDROOM ONE 13' 0" x 9' 1" (3.96m x 2.77m)**

Double glazed window to the front. Recessed two door deep wardrobe and a radiator. Door to:-

#### **EN-SUITE SHOWER ROOM**

Featuring a contemporary style suite consisting of oversize shower enclosure with door less entry and with a plumbed mixer shower together with extensive tiling, vanity wash hand basin with storage beneath and with an illuminated vanity mirror over and close coupled WC. Towel radiator.

#### **BEDROOM TWO 15' 2" x 8' 1" (4.62m x 2.46m)**

Double glazed suspended bay window to the front. Two sliding door wardrobe and radiator.

#### **BEDROOM THREE 12' 6" x 8' 2" (3.81m x 2.49m) plus door recess**

Double glazed window to the rear. Radiator.

#### **BEDROOM FOUR 13' 6" x 8' 5" (4.11m x 2.56m)**

Enjoying a dual aspect with double glazed windows to the side and rear. Two door wardrobe and radiator.

#### **FAMILY BATHROOM**

uPVC double glazed window to the rear. Again contemporary in style with a panelled bath featuring a shower attachment, close coupled WC, vanity wash hand basin with mixer tap and featuring an illuminated mirror over together with a corner shower enclosure with plumbed shower and extensive tiled walls. Towel radiator.

#### **OUTSIDE FRONT**

To the front there is a generous driveway giving parking for two/three vehicles and an integral garage. Gated pedestrian access leads to either side.

#### **REAR & SIDE GARDEN**

Immediately to the rear there is an enclosed garden which has been designed to be easy to maintain and has been attractively planted with mature shrubs in a Mediterranean style. Immediately to the rear of the property there is an extensive patio and from here there is access onto an artificial lawn which gives further access to a slate seating area. There is a three person hot tub which will be included in the sale together with external water and power supplies. To one side there is a storage facility for bins/recycling whilst to the other side is a triangular shaped paved space suitable for additional storage or a drying area.

#### **INTEGRAL GARAGE 14' 0" x 9' 10" (4.26m x 2.99m)**

Automatic roller door to the front and having power and light connected.

#### **SHED/WORKSHOP 19' 10" x 9' 10" (6.04m x 2.99m) maximum measurements, irregular shape**

Recently constructed with a fibre glass roof.

#### **AGENT'S NOTE**

The Council Tax Band for the property is band 'E'.

#### **DIRECTIONS**

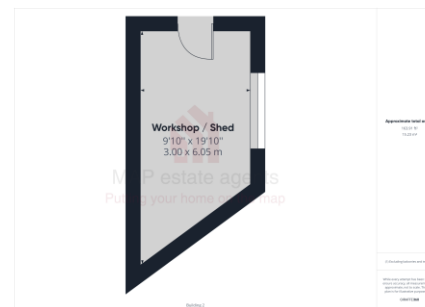
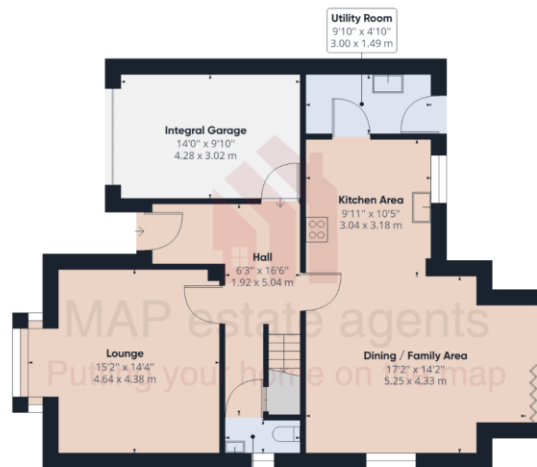
From the centre of the village of Threemilestone with the Co-Op on your right hand side, turn left into Chyvella Road and then left again into Wheal Jane Meadows where the property will be identified on the right hand side. If using What3words: digested.fountain.tornado





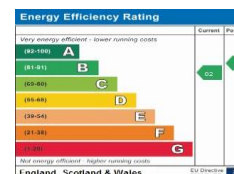
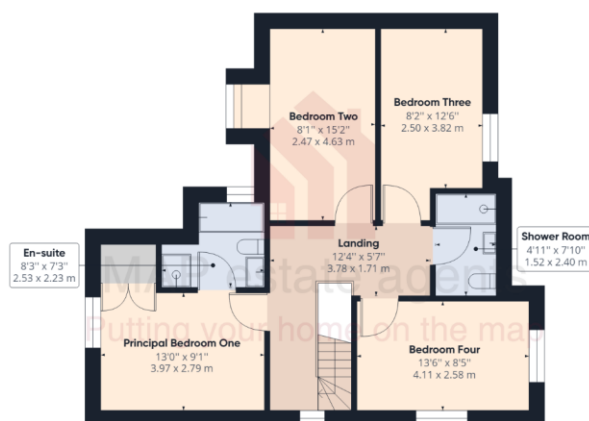
## MAP's Top reasons to view this home

- Detached executive style home
- Built in 2020
- Four double size bedrooms (principal en-suite)
- Lounge
- Generous kitchen/dining/family room
- First floor family bathroom
- Cloakroom/WC
- Gas central heating and double glazing
- Integral garage and parking
- Attractive low maintenance gardens



### Approximate total area<sup>(1)</sup>

1577.04 ft<sup>2</sup>  
146.51 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.

GIRAFFE360

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01736 322400 (Penzance & surrounds)

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