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**Threemilestone,
Truro**

Guide Price £410,000
Freehold





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Property Introduction

An opportunity to purchase this beautifully presented family home located within the popular Centenary Way in Threemilestone.

The property has undergone a number of improvements such as a refitted kitchen with integrated appliances to include a frost free freezer, dishwasher and washing machine. There are custom fitted window blinds and the property has been decorated to a high specification, making this a delightful home to enjoy and appreciate. The attractive brick double fronted bay windows like the rest of the property are double glazed as well as benefiting from a comprehensive gas fired central heating system. French doors off the kitchen lead to an enclosed garden laid to lawn. On entering the property the hallway leads to all principal rooms whilst to the first floor are three good size bedrooms with the principal bedroom having an en-suite and built-in wardrobes along with a family bathroom.

The property is unique on the development in that it benefits from single garage and also has two parking spaces.

Location

Centenary Way is ideally located for access to Royal Cornwall Hospital Treliske and situated close to a regular bus service serving the city centre. Truro Tennis Club is within less than a mile on foot along with the Halbullock Nature Reserve and an open space of recreational ground. The city of Truro offers many well known retail outlets along with independent stores and is home to the Hall for Cornwall located on the piazza. With its cobbled streets and Georgian architecture it is popular with tourists with an array of restaurants, cinema, Victoria Park and the quaint riverside village of Malpas being popular for those interested in water sports.

Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines with the north with its rugged cliff top walks and being popular for surfing whilst the south has excellent sailing waters.

ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

ENTRANCE HALLWAY

Tiled floor. Radiator with cover. Staircase rising to first floor. Access off to:-

CLOAKROOM/UTILITY

WC with concealed cistern, pedestal wash hand basin with tiled splashback. Radiator. Storage cupboard with facilities for washing machine plus additional cupboard with water tank. Extractor fan.

KITCHEN/DINER 15' 7" x 11' 5" (4.75m x 3.48m) plus bay

An impressive refitted kitchen with double glazed bay window and French doors leading to exterior. A range of base and wall mounted storage cupboards, pull out larder style cupboard, two drawer pan unit. A good range of work surfaces incorporating a sink and drainer, under cupboard lighting, integrated dishwasher, oven, microwave, hob with stainless steel extractor over, skirting lighting, tiled floor, vertical radiator.

LOUNGE 15' 6" x 10' 10" (4.72m x 3.30m) plus bay

Double glazed windows to side elevation with attractive bay window to front elevation. Two double radiators.

FIRST FLOOR LANDING

Part panelled staircase extending to landing. Access to loft being boarded with light and ladder. Double glazed window to front elevation and access off to:-

BEDROOM ONE 9' 10" x 9' 1" (2.99m x 2.77m) plus bay and door recess

Bay window to front elevation, built-in double wardrobe, radiator. Access to:-

EN-SUITE SHOWER ROOM

Double glazed window to side elevation. Wash hand basin, WC with concealed cistern and walk-in shower, tiled floor and extractor fan. Part tiled walls. Chrome heated towel rail.

BEDROOM TWO 10' 10" x 8' 5" (3.30m x 2.56m) plus bay

Bay double glazed window to front and further double glazed window to side elevation. Double radiator.

BEDROOM THREE 10' 11" x 6' 10" (3.32m x 2.08m)

Double glazed window to side elevation. Radiator.

FAMILY BATHROOM

A modern white suite with panelled bath, shower over with shower screen, WC with concealed cistern and wash hand basin. Part tiled walls. Extractor fan. Tiled floor and heated towel rail.

ENCLOSED GARDEN

Accessed off the kitchen/diner, French doors lead to the enclosed southerly facing garden, being laid to lawn with a large feature deck and a range of mature shrubs with steps descending giving access to the single garage.

GARAGE AND PARKING 18' 2" x 9' 0" (5.53m x 2.74m)

The single garage has electric, light and power points connected. In front of the garage can be found parking facilities as well as additional parking immediately in front of the property.

OUTSIDE FRONT

To the front of the property there is tandem parking to one side with a lawns and pathway leading to the front door.

SERVICES

Mains drainage, mains water, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

On entering Centenary Way, follow the road into the development where the property can be found on the right hand side. If using What3words:- Cadet.kicked.snowballs

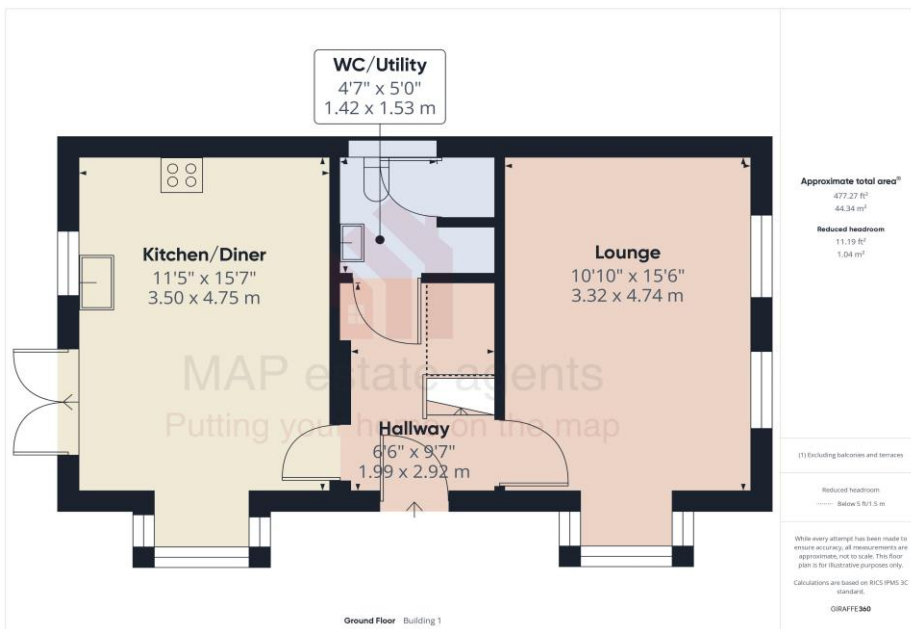


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Immaculate semi-detached bay fronted home
- Refitted kitchen/diner with integrated appliances
- Ground floor cloakroom/utility
- Three first floor bedrooms
- Principal bedroom with en-suite and built-in wardrobes
- Modern family bathroom suite
- Gas central heating and double glazing
- Enclosed garden with lawn and large deck
- Single garage plus two driveways offering parking
- Ideal position for access to Truro and Treliske



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