



**MAP estate agents**  
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**Goodern Drive,  
Truro**

**£325,000  
Freehold**





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## **Property Introduction**

An opportunity to purchase this spacious modern semi-detached family home located in a tucked away location enjoying rural views from the first and second floors.

Being sold with vacant possession the accommodation comprises of an entrance hallway accessing a cloakroom, study/bedroom five, kitchen/diner, four further bedrooms to the first and second floor, the principal has an en-suite and a further family bathroom.

Throughout the accommodation has double glazed windows and a gas fired central heating system with an enclosed garden to the rear and allocated parking.

## **Location**

The property is ideally situated for access to RCH Triliske hospital while a bus service operates to the city centre which offers many high street multiples along with independent shops, restaurants, eateries and a mainline railway station operating to London Paddington. Nearby is also Truro college as well as the leisure centre.

The local schools enjoy an excellent reputation while both north and south coasts are within a reasonable traveling distance with their contrasting coastlines the north being popular for surfing and the south being ideal for sailing.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE HALLWAY**

Doorway to exterior, radiator, staircase to first floor.

### **CLOAKROOM**

Double glazed window, close coupled WC, wash hand basin with tile splash back and radiator.

### **BEDROOM FIVE/STUDY 9' 10" x 9' 9" (2.99m x 2.97m) irregular shape**

Double glazed window, radiator.

**KITCHEN/DINER 14' 11" x 12' 11" (4.54m x 3.93m) L-shaped, maximum measurements**

Two double glazed windows and double glazed French doors to exterior. One and a quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted storage cupboards. Part tiled walls. Gas fired boiler. Built-in oven, hob with extractor over. Under stair storage cupboard

**FIRST FLOOR LANDING**

Built in cupboard, stairs to second floor

**BEDROOM FOUR 7' 11" x 6' 5" (2.41m x 1.95m)**

Double glazed window, radiator.

**BEDROOM THREE 9' 8" x 8' 1" (2.94m x 2.46m)**

Double glazed window, radiator.

**BATHROOM**

Double glazed window, pedestal wash hand basin and close coupled WC. Hand grip bath with shower grip attachment over and shower screen. Radiator, shaver point, extractor fan.

**LOUNGE 14' 11" x 9' 10" (4.54m x 2.99m) maximum measurements**

Two double glazed windows, two radiators.

**SECOND FLOOR**

Built in storage cupboard with storage tank, access to:-

**BEDROOM TWO 14' 10" x 9' 0" (4.52m x 2.74m)**

Two double glazed windows to rear. Two radiators, access to loft. Pleasant views over the whole Halbullock nature reserve and countryside beyond.

**BEDROOM ONE 14' 11" x 9' 11" (4.54m x 3.02m) plus door recesses**

Two double glazed windows, two radiators.

**EN-SUITE SHOWER ROOM**

Double glazed window, close coupled WC and pedestal wash hand basin. Shower cubicle, shaver point and extractor fan.

**EXTERIOR**

The rear garden in enclosed and laid to lawn while imminently to the front of the property are two allocated parking spaces.

**SERVICES**

Mains water, electric and gas

**AGENTS NOTE**

Council tax band C.

**DIRECTIONS**

Proceeding along Sparnock Grove follow the road to the left which leads to Goodern Drive where the property is situated on the right hand side. Where a MAP for sale sign has been erected for identification purposes. If using what three words ideals.working.bookshelf

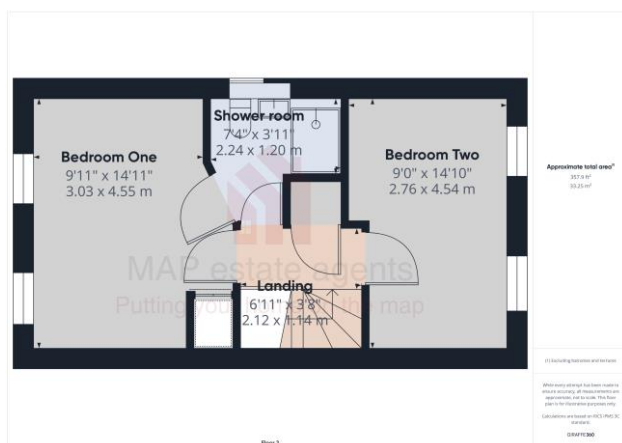
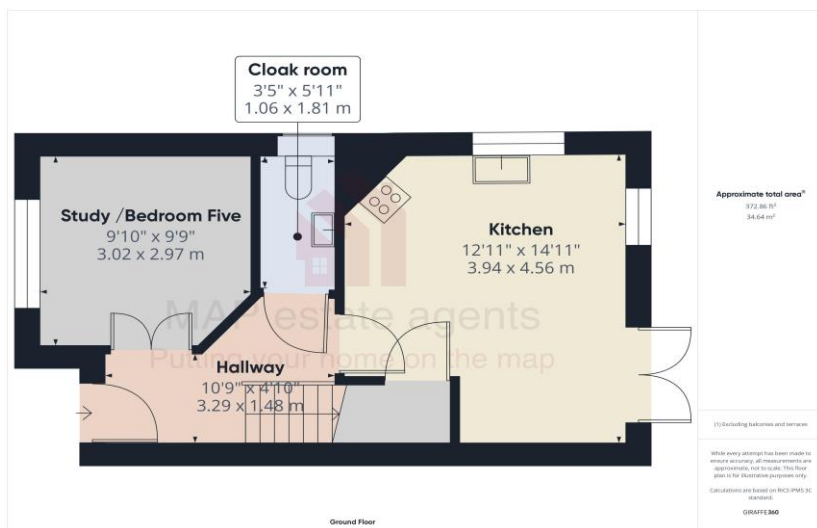


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Spacious semi-detached family home
- Being sold with vacant possession
- Four/five bedrooms
- Bedroom five/study
- Principal bedroom with en-suite
- Kitchen/diner
- Ground floor cloakroom
- Double glazed windows, complemented by gas central heating system
- Allocated parking and enclosed garden
- Elevated rural views from first and second floor



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