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**College Way,
Gloweth, Truro**

**£480,000
Freehold**





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Gloweth, Truro
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Property Introduction

A beautifully presented detached family home situated in a slightly elevated position on this popular residential development. Ideally situated for access to schools, college, leisure centre and Treliske Hospital, the property is approached via a tarmac driveway leading to the double garage. Steps from the front garden lead to the main entrance porch which opens to a generous entrance hallway with access off to all ground floor rooms and a half turn staircase leading to the first-floor accommodation. The ground floor consists of a cloakroom, study/bedroom five, generous lounge with gas fire and double doors leading to a dining room, fitted kitchen with a good range of storage cupboards and built-in appliances plus a separate utility. The first floor landing leads off to four good size bedrooms, the principal with en-suite wet room along with an additional family bathroom having both shower and bath.

One of the main features of the property are the pretty, enclosed mature rear gardens with central circular patio, a variety of rose bushes with additional paved walkways and an attractive sitting space overlooking the garden with feature pond and a variety of natural stone walls. The front garden is again mature with hedging and access to the garage.

Location

As previously mentioned, College Way is ideally located for access to RCH Treliske along with Truro College, leisure centre and Richard Lander school. Truro tennis club is nearby along with the Halbullock nature reserve with access to the main A30 being a short drive making access to the rest of the county, and beyond, that much easier.

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 easily accessible with their contrasting coastlines, the north with its rugged clifftop walks and popular with surfers, while the south has excellent sailing waters.

ACCOMODATION COMPRISES ENTRANCE PORCH

Doorway to exterior, wall mounted coat hook with basket storage, radiator, tiled floor, double glazed opaque window, fifteen light pane door giving access to:-

INNER HALLWAY

A light and airy hallway, with tiled floor, radiator, digital thermostat control, staircase to first floor with half turn, access to:-

STUDY/BEDROOM FIVE 9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed window, radiator.

CLOAKROOM

Double glazed opaque window, close coupled WC, pedestal wash hand basin, radiator, tiled floor, glass shelf over sink with tile splash back.

LOUNGE 15' 1" x 12' 3" (4.59m x 3.73m)

Double glazed window, radiator, feature open fireplace with attractive surround and mantelpiece with hearth, gas point to side, two radiators, double doors accessing through to:-

DINING ROOM 10' 5" x 9' 8" (3.17m x 2.94m)

Double glazed sliding patio doors to exterior, radiator.

KITCHEN 11' 8" x 10' 11" (3.55m x 3.32m) maximum measurements

Double glazed window one and a quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted storage cupboards, a range of work surfaces, four drawer storage unit, with carousel pull outs, larder style cupboard, tiled floor, plumbing for dishwasher. Two pan drawers, 'Quooker tap', hob with splash back, extractor hood over, built-in double oven, recess for fridge. Tiled floor, access through to:-

UTILITY ROOM 7' 11" x 5' 2" (2.41m x 1.57m)

Double glazed window, doorway to exterior, single stainless steel sink unit. Plumbing for automatic washing machine and tumble drier, recess for freezer, radiator, part tiled walls, gas boiler, tiled floor and doorway giving access to under stair storage cupboard.

FIRST FLOOR LANDING

Double glazed window, radiator, storage cupboard with water heater, access to loft, access to:-

BEDROOM ONE 13' 9" x 10' 7" (4.19m x 3.22m)

Double glazed window, radiator, built in triple wardrobes, laminated floor, access through to.

EN-SUITE WET ROOM

Double glazed window, walk in shower, WC with concealed system, chrome heated towel rail, wash hand basin with double storage cupboard under with glass shelf over and mirror cabinet with light and phone charger point. Extractor fan.

BEDROOM TWO 11' 2" x 10' 8" (3.40m x 3.25m)

Double glazed window, radiator.

BEDROOM THREE 10' 8" x 10' 7" (3.25m x 3.22m)

Double glazed window, radiator.

BEDROOM FOUR 9' 11" x 8' 1" (3.02m x 2.46m)

Double glazed window, radiator.

BATHROOM

Double glazed window, hand grip bath, shower cubicle, close coupled WC, pedestal wash hand basin with tile splash back and glass shelf with wall light and shaver point, mirror, extractor fan, radiator.

EXTERIOR

A tarmac driveway gives access to the double garage with additional parking immediately in front for two vehicles. A pathway from the garage has mature hedging to the left hand side where access to the rear garden can be gained here, with a gateway and also steps leading directly up to the main entrance to the property. The rear garden has been thoughtfully landscaped with a good range of mature shrubs, stone walls with central circular patio with a variety of rose bushes surrounding and pathway giving access to a raised sitting area looking directly over the garden. Ornate pond with a pathway accessing the side of the property to a useful storage shed.

GARAGE 18' 2" x 18' 0" (5.53m x 5.48m)

Having two independent rolling electric doors, with power connected. Double glazed pedestrian doorway and additional parking immediately in front of the garage for two vehicles.

SERVICES

Mains drainage water, electricity and gas.

AGENT'S NOTE

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



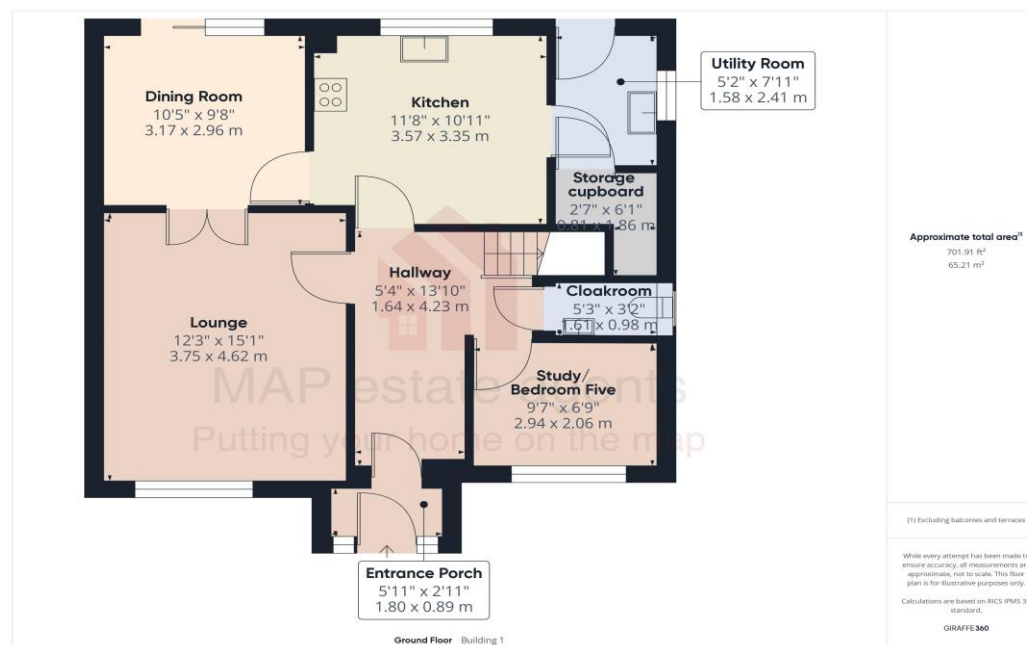
MAP's top reasons to view this home

- A beautifully presented detached home, in a slightly elevated position
- Gas central heating and double glazed windows and doors
- Four bedrooms, bedroom five/study
- Family bathroom, cloakroom, principal bedroom with en-suite
- Lounge and separate dining room
- Fitted kitchen with built-in appliances and separate utility room
- Pretty enclosed rear garden with a variety of mature shrubs
- Detached double garage plus additional driveway parking
- Popular residential development
- Ideal location for access to schools, college and RHC Treliске

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