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**Penstraze,  
Chacewater, Truro**

**Guide Price £575,000  
Freehold**





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## **Property Introduction**

A recently constructed, detached family home being offered for sale with the benefit of vacant possession. Offering light and airy contemporary style accommodation, the property has the benefit of a ten year warranty along with the advantage of an air source heat pump responsible for the underfloor central heating system. Upon entering the shared gravelled entrance, which gives direct access to a detached double garage with additional parking within the driveway. An entrance hallway gives access to all principal ground floor rooms including an impressive open plan living space incorporating a fully fitted kitchen with integrated appliances, lounge/dining room with bi-fold doors accessing the rear garden and enjoying a delightful rural outlook. The additional ground floor accommodation comprises of a utility room, a bedroom with en-suite, cloakroom and a study/bedroom five. To the first floor are three further en-suite bedrooms and from the first floor you can fully appreciate the wonderful rural views. Externally the gardens to the rear are laid mainly to lawn with a raised patio with gravelled pathway via the side leading to the front.

## **Location**

Being located on the outskirts of Chacewater, the property is ideally situated for accessing the main A30 therefore enabling travelling to other parts of the county or beyond that much easier. The city of Truro is approximately five miles distant and renowned for its Georgian architecture, cobbled streets and three spired cathedra. Truro is a popular destination for locals and tourists to visit. Offering a good range of high street multiples as well as independent stores, the city is also home to the Hall for Cornwall situated on the piazza. Penstraze is also ideally located geographically for exploring both north and south coasts with their contrasting coastlines, north being famed for its excellent surfing beaches of Porthtowan, Portreath and Newquay whilst the sheltered south coast has excellent sailing waters and is a popular destination for water sport enthusiasts. A mainline railway station operates from Truro to Paddington, whilst Newquay Airport is just twenty one miles distant.

## **ACCOMMODATION COMPRISES**

Entrance door opening to:-

### **ENTRANCE HALLWAY**

Staircase to first floor. Under stairs storage cupboard. Doors off to:-

**BEDROOM FIVE/STUDY 11' 2" x 10' 2" (3.40m x 3.10m)  
maximum measurement**

Double glazed window to front elevation.



## CLOAKROOM

Close coupled WC and wash hand basin with mixer tap and double storage cupboard under. Extractor fan.

## OPEN PLAN KITCHEN/LOUNGE/DINER 31' 6" x 15' 11" (9.59m x 4.85m)

Double glazed window to front elevation with bi-fold double glazed doors giving access to the rear garden and double glazed window and doorway to side elevation. A good range of white gloss wall and base mounted units with a range of work surfaces plus matching splashbacks incorporating a one and a quarter stainless steel sink unit with mixer tap. Integrated fridge and freezer, cooker, hob with extractor over. Three drawer unit, integrated dishwasher, feature centre island with three drawer unit having a pull out bin plus additional drawer storage unit and breakfast bar.

## UTILITY 11' 3" x 3' 3" (3.43m x 0.99m) plus recess

Double glazed door to exterior and window to side elevation. Base storage cupboards with worktop, plumbing for automatic washing machine. Large storage cupboard housing water tank.

## BEDROOM ONE 13' 5" x 11' 3" (4.09m x 3.43m)

Double glazed doors to exterior enjoying views. Access to:-

### EN-SUITE ONE

Double glazed window to rear elevation. Walk-in shoe, concealed cistern WC and wash hand basin with double cupboard under. Part tiled walls and tiled floor. Extractor fan.

## FIRST FLOOR LANDING

Access to loft. Large walk-in storage cupboard. 'Velux' window. Doors off to:-

## BEDROOM TWO 14' 7" x 11' 4" (4.44m x 3.45m) plus recesses

Double uPVC doors to Juliet style balcony enjoying pleasant rural views. Built-in storage cupboard. Access to:-

### EN-SUITE TWO

Walk-in shower, wash hand basin with double storage under and concealed cistern WC. Extractor fan, part tiled walls and tiled floor.

## BEDROOM THREE 13' 1" x 11' 3" (3.98m x 3.43m) plus recesses

Double glazed window to front elevation. Built-in storage cupboard.

### EN-SUITE THREE

Walk-in shower, wash hand basin with double storage cupboard under and concealed cistern. Part tiled walls, tiled floor and extractor fan.

## BEDROOM FOUR 16' 9" x 11' 6" (5.10m x 3.50m) maximum measurements into bay

Double glazed window to rear elevation with rural views. Access to:-

### EN-SUITE FOUR

Double glazed window to front elevation. Freestanding bath, wash hand basin with double storage cupboard under, walk-in shower, close coupled WC. Part tiled walls, tiled floor and extractor fan.

## OUTSIDE FRONT

As previously mentioned, the property is approached via a shared entrance with a gravelled driveway offering ample parking facilities leading directly to the:-

## GARAGE 21' 4" x 20' 9" (6.50m x 6.32m)

Having electric up and over door, double glazed window and doorway. Behind the garage the ground is laid to gravel and ideal for storage with a gravelled pathway to the side of the property with useful water tap and the air source heat pump which extends to the:-

## REAR GARDEN

Having a paved patio leading down to a lawned garden which backs onto open fields.

## SERVICES

Mains water, mains electricity and private drainage treatment tank.

## AGENT'S NOTE

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

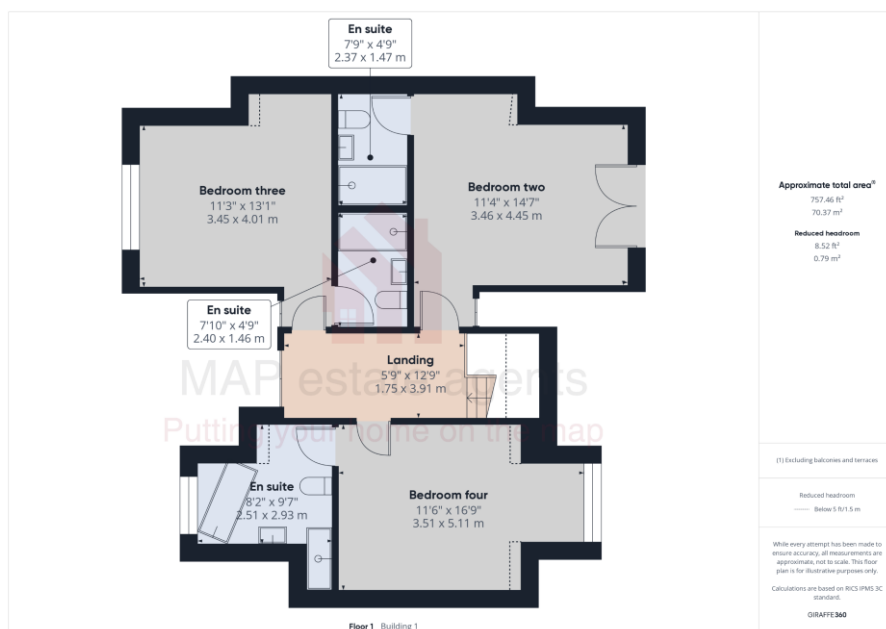
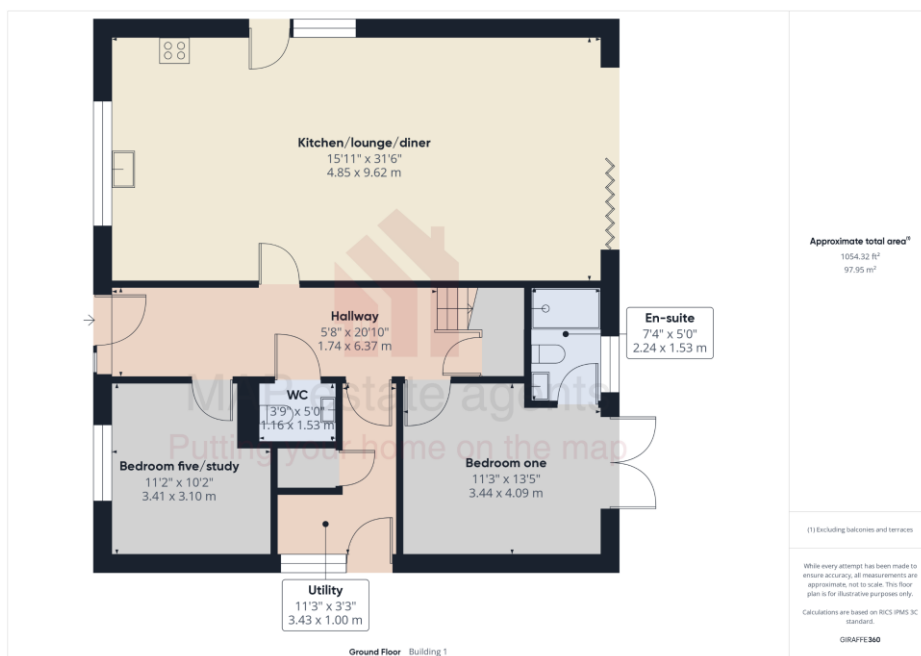


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	94
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Brand new detached property
- Delightful rural views from the rear
- Four/five bedrooms (four having en-suites)
- Bedroom five/study
- Contemporary open plan living space
- Ground floor cloakroom
- Air source heating system
- Utility room
- Lawned rear garden abutting open fields
- Detached double garage plus driveway parking



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