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Stithians,
Truro

£325,000
Freehold





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Property Introduction

Located in the popular village of Stithians, in close proximity to all amenities is this four bedroom well-presented detached house.

The property has a lounge and a kitchen/diner opening out onto a south facing terrace. It has four bedrooms, two enjoying elevated views across countryside and a modern shower room are on the first floor. It also has a garage and driveway parking.

The property is double glazed throughout and has oil heating with a 'Worcester' boiler fitted in December 2020.

Location

Stithians is a thriving village with two churches, a popular primary school, Public House, doctor's surgery and two shops. There is also a wellness centre, cricket club, children's play area, playing fields and a village community centred around the village hall.

Stithians is a popular village and is located with easy access to Helston, Redruth, Truro and Falmouth. A regular bus service provides transport to the towns and the school bus provides transport to take children to Redruth and Penryn secondary schools, as well as Truro College. Stithians Reservoir on the outskirts of the village is a very popular location for sailing, fishing and camping with a pleasant cafe to enjoy the wonderful reservoir views.

ACCOMMODATION COMPRISES

Double glazed door into:-

HALLWAY 15' 6" x 4' 11" (4.72m x 1.50m)

Laminate flooring, space for under stairs storage and radiator. Glazed door into:-

LOUNGE 12' 10" x 10' 11" (3.91m x 3.32m)

With bay window, feature electric fireplace with hearth and surround and radiator.

KITCHEN/DINER 24' 8" x 8' 0" (7.51m x 2.44m) overall measurement DINING AREA

Radiator, sliding patio doors to the garden and raised terrace.

KITCHEN

Fitted with a range of wall and floor-mounted units with roll top working surface over, double glazed window with sink unit with drainer under, integrated electric hob with extractor fan over, eye-level integrated 'Smeg' cooker, tiled surround, space for for automatic washing machine, space for fridge/freezer and dishwasher. Lino flooring throughout and spotlighting to ceiling.

Stairs from hallway leading to:-

FIRST FLOOR LANDING

With loft access and door to:-

BEDROOM ONE 13' 4" x 11' 5" (4.06m x 3.48m)

With double glazed window to the front with elevated countryside views, spacious room. Radiator.

BEDROOM TWO 9' 6" x 9' 0" (2.89m x 2.74m)

Double glazed window to the rear. Radiator.

BEDROOM THREE 10' 11" x 7' 11" (3.32m x 2.41m)

Double glazed window to the front. Built-in cupboard. Radiator.

BEDROOM FOUR 7' 9" x 6' 3" (2.36m x 1.90m)

Double glazed window to the rear. Built-in cupboard/wardrobe. Radiator.

BATHROOM

Double glazed obscured glass window, shower cubicle housing mains water shower, low level WC, sink and pedestal, heated towel rail, laminate flooring and tiling to walls.

OUTSIDE FRONT

The garden is laid to lawn featuring a stone wall surround. There is driveway parking for one car and a:-

GARAGE (not measured)

Featuring an up-and-over door and with power and light connected along with a wall-mounted 'Worcester' boiler and self pressurised immersion tank.

REAR GARDEN

To the rear there is a paved low maintenance raised terrace with fencing and walling to either side.

DIRECTIONS

From the centre of the village, the 'Spar' shop on the right hand side, proceed along Crelow Lane ahead and you will see Trafoi Cottage on your right hand side.

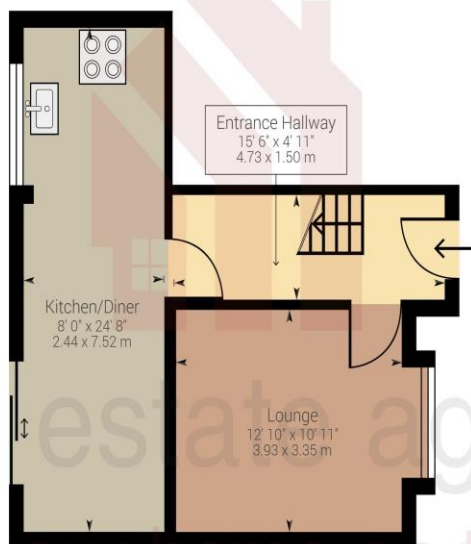


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



MAP's top reasons to view this home

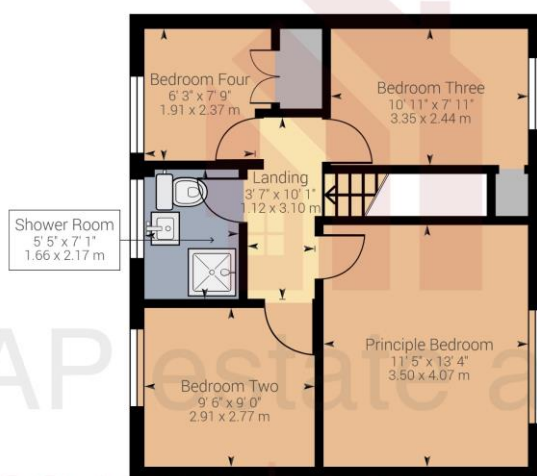
- Popular village location
- Detached house
- Four bedrooms
- Lounge
- 24' Kitchen/diner
- Enclosed rear garden
- Garage
- Close proximity to a village shop and GP surgery
- Village amenities include Church, village school, playing field and Public House
- Centrally located for Helston, Truro and Falmouth



Approximate net internal area: 427.92 ft² / 39.75 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 487.32 ft² / 45.27 m²

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