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26 Gwarak Dherwen, Truro TR2 4FF

£450,000

A BRILLIANT FOUR BEDROOM DETACHED FAMILY HOME LOCATED ON A HIGHLY SOUGHT AFTER DEVELOPMENT WITHIN THE QUAIN VILLAGE OF PROBUS. THIS PROPERTY IS PRESENTED TO A SUPERB STANDARD WITH AN AMPLE DRIVEWAY, DOUBLE GARAGE AND GOOD SIZE GARDEN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- POSITIONED ON A GENEROUS CORNER PLOT
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- WITHIN CLOSE PROXIMITY TO TRURO AD ST AUSTELL
- MAIN BEDROOM EN SUITE
- PRESENTED TO A SUPERB STANDARD
- LARGE, COMMUNAL GREEN AREA
- ALL MAINS SERVICES
- SPACIOUS, BRIGHT ACCOMMODATION

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DESCRIPTION:

Welcome to Number Twenty Six Gwarak Dherwen, a brilliant, four bedroom detached family home located within the highly sought after village of Probus. Sandwiched between St Austell ad Truro, the thriving village of Probus offers many day to day amenities including a well regarding Farm Shop, fuel station, convenience store, Church various take-aways as well as a hairdressers and a play park. The nearest supermarket; Waitrose is around four miles away. Located close to the Roseland peninsula, there are many beautiful beaches ad coastline with easy reach including Caerhays, Pendower and Porthpean. The nearest Primary School is with the village and for secondary education this property falls into the catchment for the highly regarded Roseland Academy.

This property has been lovingly cared for by the current owners. It has spacious, bright and very well proportioned accommodation ideal for busy family life.

A spacious and welcoming entrance hallway with a useful cloakroom on the left and stairs to the first floor guides you into this family home. On the right, you will find the kitchen/diner, a simply brilliant family space with ample room for cooking, dining and entertaining. With doors opening into the garden, it's ideal for family BBQs and summer evenings in the garden. Practically, the cream shaker style kitchen offers a abundance of cupboards with an integrated dishwasher, electric oven and gas hob and a fridge freezer. Within the kitchen, there's a useful cupboard, ideal for coats and shoes and a utility room with a door to the rear.

On the other side of the hallway, the dual aspect lounge is a great size with plenty of room for the whole family to snuggle up in front of the TV.

All four bedrooms can be found on the first floor. There's three doubles and a good single. The main bedroom is dual aspect and has an ensuite shower room and an airing cupboard housing the high pressure water tank.

This property has gas central heating ad upvc double glazing throughout.

Externally, at the front there's driveway parking for up to four cars and access to the double garage which has plenty of storage above. The rear garden is a good size and laid mainly to lawn with a patio area off from the kitchen. It's low maintenance ad easy to care for, ideal for busy family life!

In summary, this family home ticks all the boxes! The accommodation is spacious and immaculately presented, the garden is a great size and the location is very desirable indeed!

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Lounge
6.25m x 3.56m (20'6 x 11'8)

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Kitchen
6.25m x 3.99m (20'6 x 13'1)

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Cloakroom
1.63m x 1.14m (5'4 x 3'9)

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Utility
2.57m x 1.60m (8'5 x 5'3)

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Bedroom 1
3.91m x 3.45m (12'10 x 11'4)

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En Suite
2.34m x 1.68m (7'8 x 5'6)

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Bedroom 2
3.61m x 3.45m (11'10 x 11'4)

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Bedroom 3
2.95m x 2.69m (9'8 x 8'10)

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Bedroom 4
2.69m x 2.57m (8'10 x 8'5)

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Bathroom
2.95m x 1.70m (9'8 x 5'7)

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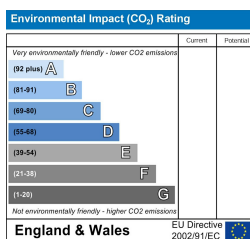
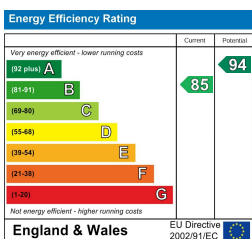
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FLOORPLAN:

Ground Floor



Ground Floor	Metric (mm)	Imperial
Lounge	3550 x 6250	(11'8" x 20'6")
Kitchen/Family Room	3978 x 6250	(13'1" x 20'6")
Utility	2556 x 1608	(8'5" x 5'3")
Cloakroom	1625 x 1143	(5'4" x 3'9")



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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