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62A Ventonlace, Grampound Road TR2 4EQ

£260,000

AN EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM HOUSE PRESENTED TO A GREAT STANDARD WITH DRIVEWAY PARKING FOR TWO CARS, A SOUTHERLY FACING FRONT DECK AND AN INSULATED OUTBUILDING LOCATED WITHIN THE QUIANT VILLAGE OF GRAMPOUND ROAD CONVENIENTLY LOCATED CLOSE TO TRURO.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- THREE DOUBLE BEDROOM FAMILY HOME
- DRIVEWAY PARKING
- QUIET CUL DE SAC LOCATION OVERLOOKING THE GREEN
- QUIANT VILLAGE CONVENIENTLY LOCATED CLOSE TO THE CENTRE OF CORNWALL
- LOCATED WITHIN THE CATCHMENT FOR THE ROSELAND ACADEMY
- LOW MAINTENANCE REAR GARDEN
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- VERY WELL PRESENTED
- SOUTHERLY FACING DECKED AREA AT THE FRONT
- INSULATED OUTBUILDING WITH POWER

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DESCRIPTION:

Grampound Road is a quaint, rural Cornish village centrally located close to the centre of Cornwall just a few miles from the Kingsley Village shopping centre which offers a range of high street shops including M&S, Boots, Starbucks, Next and Mountain Warehouse. Within the village, there's a good range of day to day amenities including a Post office and General Store, Primary School and Cricket Club which has a superb pavilion and social club. The village is also easily accessible to the picturesque Roseland Peninsula and many of the sandy beaches along the South Cornish coast. There are many famous local attractions nearby including The Lost Gardens of Heligan and the Eden Project.

This three bedroom home offers spacious, bright extended accommodation with three double bedrooms, driveway parking and a low maintenance rear garden.

A welcoming front porch guides you into the living room which has dual aspect windows allowing for an abundance of natural light. From the living room, a few steps lead down to the dual aspect kitchen where you will find a good range of white gloss units with space for a fridge freezer, washing machine and tumble dryer. There's an integrated double oven and electric hob. This whole area encourages connection and a breakfast bar in the kitchen offers plenty of space for dining.

All three double bedrooms can be found on the first floor, there's two at the front and one at the rear. Off from the spacious bright landing, you will find the family bathroom complete with a bath and shower over. Also on the first floor, there's a useful storage cupboard.

This property has upvc double glazing and electric heating powered by an air source heat pump making it very efficient and economical to run. There's also owned solar panels.

Externally, at the front, you will find a large decked area that faces southerly, perfect for enjoying the sun. There's also a fully insulated outbuilding that could be used as a work from home area, perhaps a home gym or simply just storage. There's driveway parking for two cars.

At the rear, the garden is fully enclosed and low maintenance.

In summary, this property is turn-key ready. It offers plenty of space, lots of natural light and is very conveniently located within central Cornwall.

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Porch
2.92m x 0.99m (9'7 x 3'3)

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Lounge
4.90m x 3.10m (16'1 x 10'2)

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Kitchen Diner
5.59m x 2.36m (18'4 x 7'9)

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Bedroom 1
3.10m x 3.00m (10'2 x 9'10)

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Bedroom 2
3.61m x 2.41m (11'10 x 7'11)

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Bedroom 3
3.10m x 2.79m (10'2 x 9'2)

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Bathroom
2.41m x 2.01m (7'11 x 6'7)

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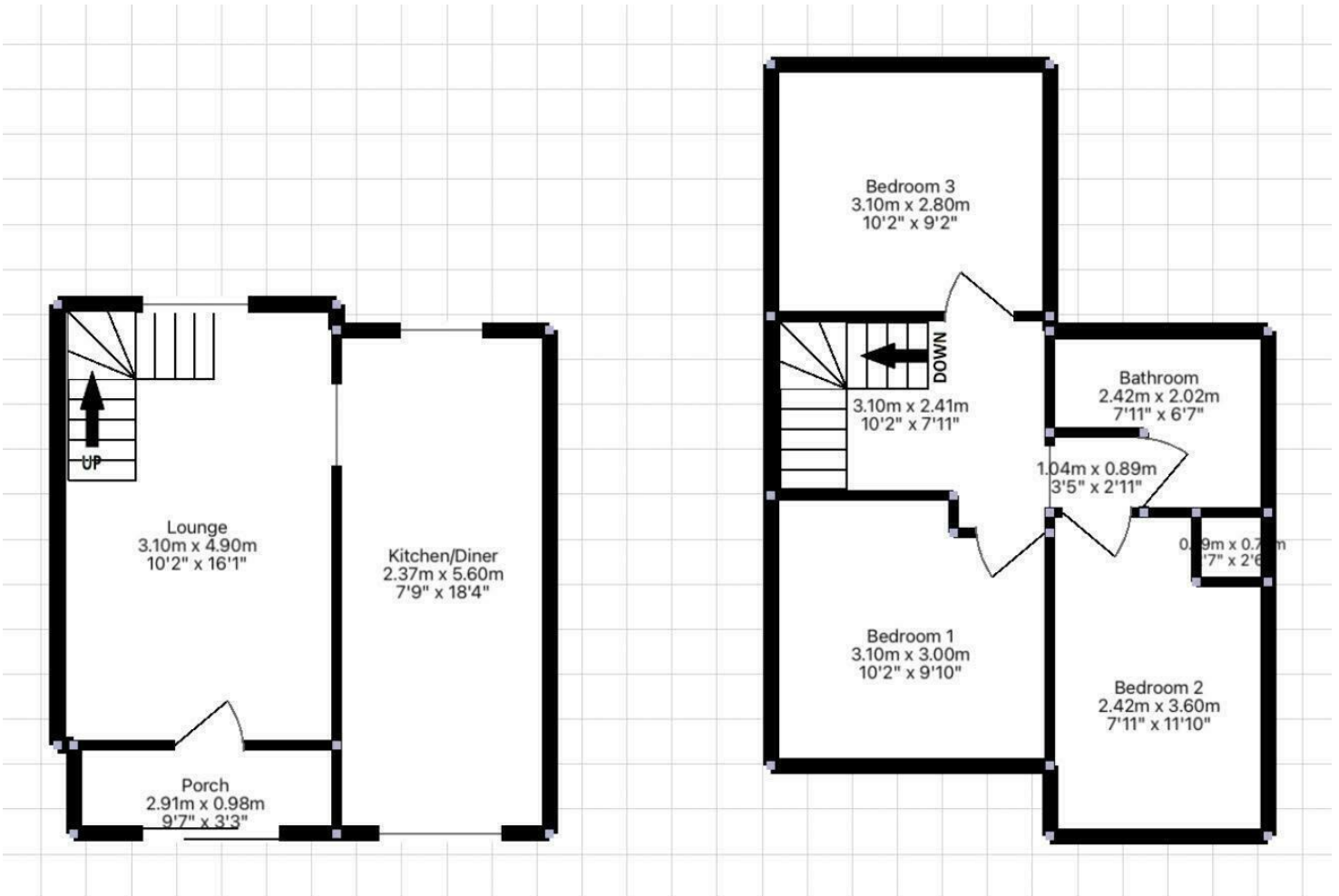
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		90
	(81-91) B		
	(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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