



20 Centenary Way, Truro, TR3 6FH
£325,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern semi-detached house
- Popular estate, edge of Truro & Threemilestone
- 3 bedrooms, master en-suite
- Open plan kitchen/dining/living room
- Sunny landscaped rear garden
- Garage plus driveway parking
- Far reaching countryside views
- Video tour available





The Property

Built in 2015 this three bedroom semi-detached house is a great option for those desiring a family home in a locally location with nothing to do on move in day. Well presented, highly specified accommodation with good proportions measuring 840 sq ft in total.

On the ground floor a useful entrance hallway provides plenty of space for coats and shoes with a good-sized cloakroom as well. A doorway provides access to the fabulous open plan kitchen/dining/living room with real oak flooring throughout, light floods in through the front window and double opening glazed rear doors all the while enjoying the beautiful countryside views beyond. The kitchen is a good size, fully fitted with appliances and the family friendly layout provides a seamless level access to the rear garden. Upstairs there are three bedrooms (two doubles and a single) and a family bathroom, the master bedroom benefitting from integrated wardrobe space and an en-suite shower room. The views from the rear two bedrooms of the surrounding countryside are stunning!

Outside there is a rear garden with a sunny orientation that has been landscaped to provide a low maintenance yet highly enjoyable space with artificial lawn, large patio and undercover seating area currently providing the perfect spot for a hot tub! There is a side door to the good-sized garage with plumbing, power and light as well as pitched roof storage and in front of this is driveway parking for one car as well as unrestricted parking on the street in front.

This is a wonderful opportunity to purchase this lovely family home in a great location close to schools and is highly recommended for internal viewing.

The Location

Centenary Way is situated between Truro and Threemilestone around 2.5 miles West from the city centre and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than half a mile away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep and green spaces with a playing field located literally at the end of the road which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

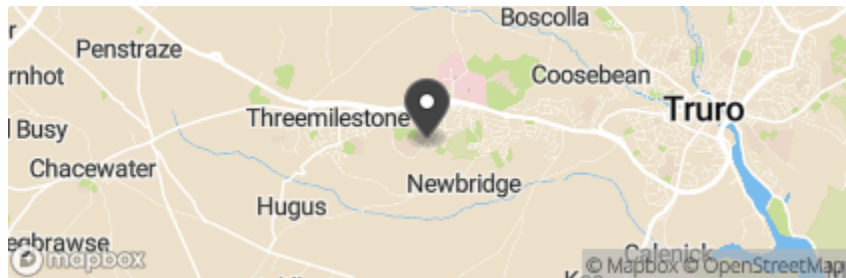
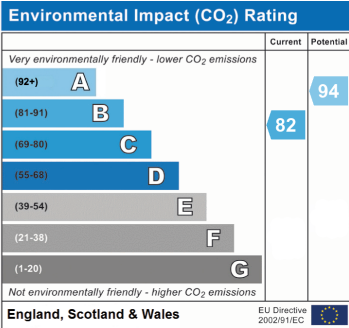
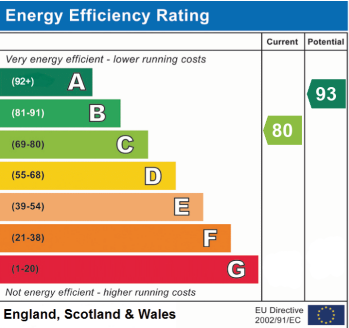
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.





Property Information

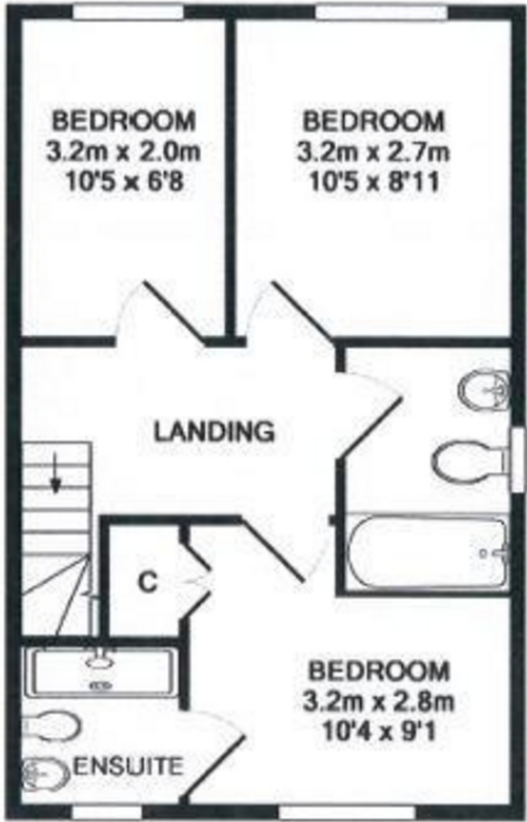
Tenure: Freehold
Estate Charge: £139.49 paid 6 monthly.
Council Authority: Cornwall
Council Tax Band: C
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: All networks good outdoor & limited indoor.
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.



GROUND FLOOR



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