



65 Carrine Road, Truro, TR1 3XB
£485,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached four-bedroom family home
- Recently renovated and reconfigured
- Four bedrooms, master en-suite, family bathroom
- Open plan living, large kitchen, utility room, WC
- Stunning South/West facing garden
- Driveway parking for 3 cars, storeroom
- No onward chain
- Video tour available



A fantastic, detached family home located on this quiet cul-de-sac on the Western side of Truro. Recently renovated and reconfigured four-bedroom accommodation with stunning South/West facing garden and driveway parking. No onward chain.



The Property

A fantastic family home positioned on this quiet cul-de-sac of detached houses bordering countryside on the Western side of Truro. Built in 1997 but recently renovated and re-configured to now offer over 1,200 sq ft of beautifully presented spacious accommodation.

Entering the property a wide hallway with understairs storage welcomes you in and opens out into a stunning 25ft x 20ft L shaped open plan living space. To the front of the room there is a cosy lounge area with large box-bay window and stunning wood burner. The large fully fitted modern sleek shaker style kitchen has integrated appliances and a large breakfast bar with good sized dining space beyond. The whole room has quality wooden flooring, light flooding in from glazing to three sides and double opening doors to the garden creating that perfect indoor/outdoor feel. Off the kitchen there is a long utility room with fitted units and a Belfast sink as well as a separate WC and garage which has been converted into a useful workshop/store with original up and over door for easy access. On the first floor a spacious landing provides access to the four bedrooms – three doubles and a good sized single. The master bedroom is a great size and enjoys the best of the countryside views to the rear as well as a luxurious modern en-suite shower room. The landing and third bedroom have integrated storage cupboards and there is a separate large modern family bathroom as well.

Outside the garden is a stunning South/West facing space enjoying the afternoon and evening sun. The owners have landscaped this area to provide a gorgeous sunken seating area with resin-bonded flooring and high-quality slate tile walls. A couple of steps then lead up to a lovely lawned area enclosed by high fencing with planted beds and trees. There is the added benefit of a rear access gate which gives immediate access to Newbridge Lane Park right behind. To the rear of the property there is a further area of outside space with timber sheds and stores which offers great potential as a further seating area or additional workshop or home office space perhaps. The property further benefits from paved and gravel driveway parking for three vehicles to the front with parking unrestricted on the road as well.

This opportunity excitingly comes available with no onward chain and is highly recommended.



The Location

Carrine Road is situated around 2 miles from the city centre in the Gloweth area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes or a 35 minute walk. There are excellent transport links here with bus stops on Tresawls Road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as Newbridge Lane Park located directly behind the property providing lovely immediate dog walking, a play field and long stretching countryside walks beyond.

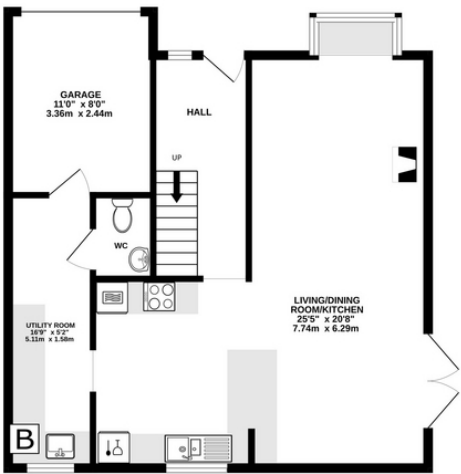
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.



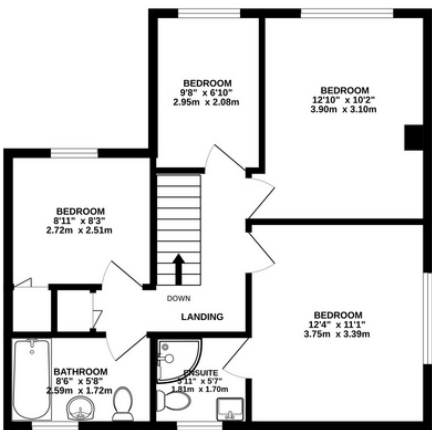


Floorplan

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

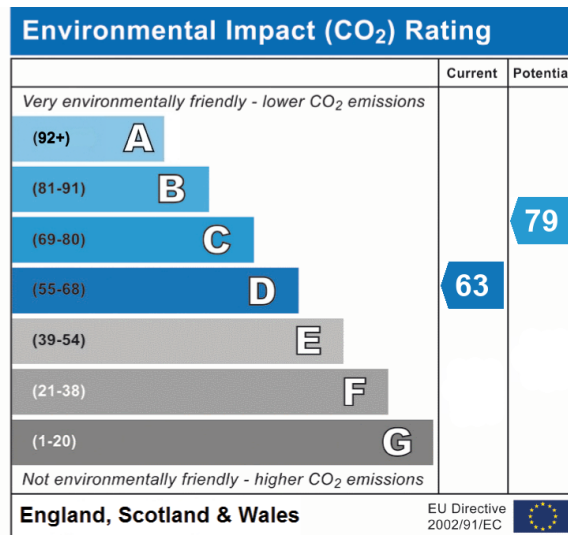
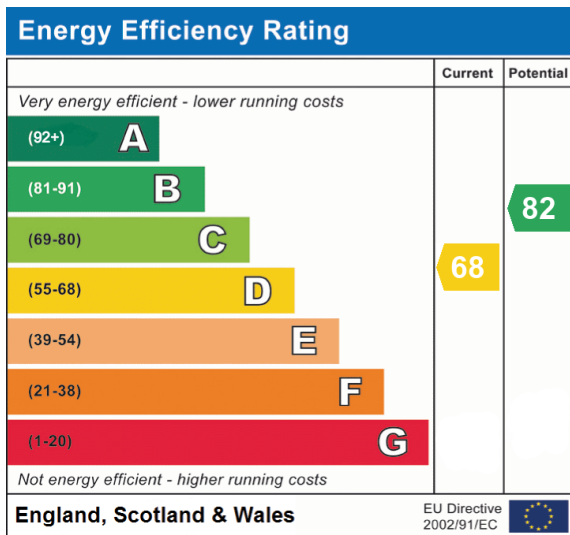
Council Authority: Cornwall

Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks EE/O2/Vodafone – (good outdoor only)

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.

