



61 Penwethers Crescent, Truro, TR1 3GH
£595,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern detached house
- Favoured estate 1.5 miles from city centre
- Substantial 2,300 sq ft accommodation
- 6 bedrooms, 2 en-suites, 1 bathroom
- Kitchen/diner, utility, living room, study
- Large and level rear garden
- Detached double garage & masses of driveway parking
- Video tour available



A modern detached home on a favoured estate offering substantial 6 bedroom, 3 bathroom, 3 reception room accommodation. Well presented throughout with the benefit of a large rear garden, double garage and driveway parking for several vehicles.



The Property

Built in 2016 this detached modern home offers substantial accommodation over three storeys measuring 2,300 sq ft in total. Six bedrooms, two with en-suites, family bathroom, living room, study and an open plan kitchen/dining room with utility and doors opening to the large rear garden. All with the added benefit of a detached double garage and masses of driveway parking for several vehicles.

Entering the property a wide entrance hallway provides access to all ground floor rooms with tiled flooring and a WC off. To the left is a large living room with window to front aspect and to the right a perfect study / office space. To the rear of the house a kitchen and dining room runs the full width of the property providing a perfect 'hub of the home' area and two sets of double opening doors to the rear garden. This room enjoys tiled flooring throughout and the fully fitted kitchen enjoys integrated appliances, large gas hob, breakfast bar and a separate utility room off. On the first floor there are four double bedrooms, one with en-suite and a family bathroom. On the top level there are two great sized double bedrooms with great views of the surrounding area and another en-suite shower room. This is a house with great proportions and versatility in the layout, all is well presented throughout and offers a ready to move in opportunity.

Outside the sun facing rear garden is a great size and on the level with a completely open outlook and lots of privacy thanks to the corner plot location. An immediate large patio is accessed from the kitchen/diner which opens to an area of lawn currently laid with planted beds and raised vegetable and herb garden. There is a further patio in the rear corner which specifically enjoys the evening sunshine and so is perfect for al-fresco dining. The property further benefits from a detached double garage with pitched roof storage, power, light and rear door access. In front of this is a 'car park' of a driveway offering off street parking for several vehicles safely.

Houses of this size, in this condition and in great locations rarely come available and 61 Penwethers Crescent is not to be missed.



The Location

Pen An Dre is situated around 1.5 miles from the city centre in the Highertown 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 25 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 and Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children. The estate also has its own play area located less than 200 yards from the property.

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



Total floor area 213.0 sq.m. (2,293 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Property Information

Tenure: Freehold

Estate Charge: Annual payment – latest £164.76 for upkeep, lighting and insurances of communal areas.

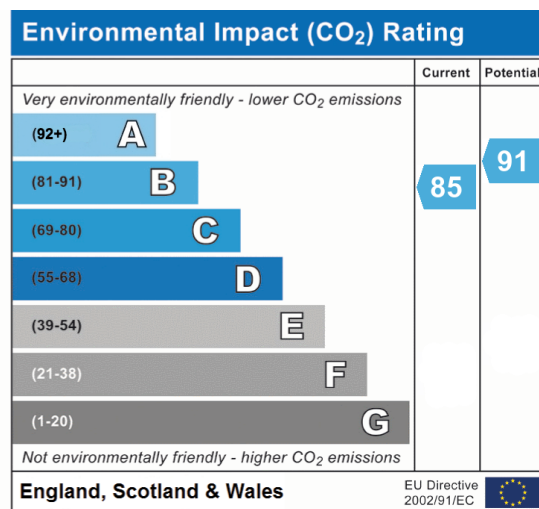
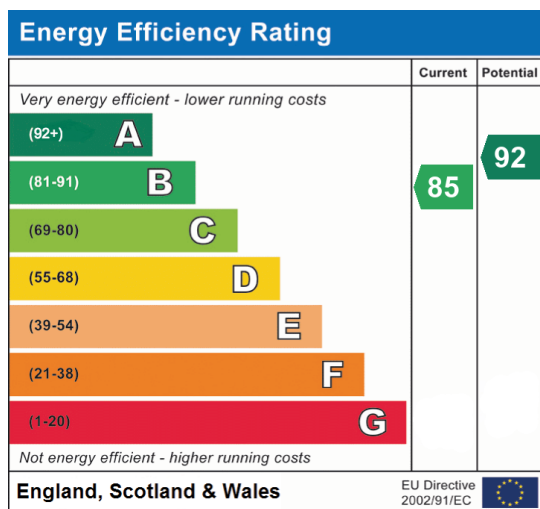
Council Authority: Cornwall

Council Tax Band: F

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

Mobile Signal: Best network Vodafone (good outdoor, variable indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



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.

