



69 Centenary Way, Truro, TR3 6FH
£475,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern desirable detached house
- Popular estate, end of cul-de-sac position
- 4 bedrooms, master en-suite, family bathroom
- Open plan kitchen/dining, living room, study, utility room
- Sunny landscaped rear garden
- Garage plus driveway parking for 3 cars
- Beautiful green woodland outlook
- Video tour available



*A fantastic detached house in a wonderful end of cul-de-sac position with a beautiful woodland outlook.
Immaculately presented four bedroom accommodation with landscaped rear garden,
garage and off road parking for three cars.*



The Property

Built in 2015, this executive style detached house has masses of kerb appeal and is situated in an end of cul-de-sac position with a beautiful green outlook. Immaculately presented four bedroom, two bathroom, three reception room accommodation complete with a landscaped rear garden, garage and off road parking for three cars.

Entering the property the high specification is immediately apparent with a tiled entrance hallway providing access to all of the ground floor rooms and with under stairs storage. To the right there is a spacious yet cosy living room benefitting from the box bay window space whilst to the left is an incredibly useful study which could also be utilised as a playroom, hobby room or fifth bedroom if desired. To the rear the open plan kitchen/diner is a real showstopper with the tiled flooring continuing through and natural light flooding in from the multiple windows and glazed double opening doors to the rear garden. There is space in this room for a large dining table as well as soft seating at the end which creates a real 'hub' of the family home feeling for all to enjoy with glazed doors opening to the living room creating as much of an open or separate feel as you would like. The kitchen is fully fitted with great quality shaker style units, integrated appliances including a high end Samsung double oven, large gas hob and one and a half basin overlooking the garden. A separate WC / utility room completes the ground floor offering great practicality for family life.





On the first floor a spacious landing provides access to all of the bedrooms and a luxurious family bathroom with textured tiling and quality three-piece white suite. The master bedroom offers pure luxury with a spacious feeling thanks to the box bay window and glorious outlook to the front with views over the neighbouring park and countryside. The principal suite enjoys a good sized en-suite with large walk in double width shower. The other three bedrooms are all doubles meaning there is no disappointing room to this house and all offer a comfortable space to relax and unwind.

Outside the rear garden is a relatively level West facing space enjoying the afternoon and evening sunshine enclosed by high stone walls and fencing creating a safe and private outdoor space. A lower slate tiled patio area is accessed directly from the kitchen/diner and is perfect for al-fresco dining. Three shallow steps then provide access to a level area laid with lawn and planted beds benefitting from a decked terrace and fantastic summer house currently utilised as an outside bar! To the side of the house is a single garage with power, light, pitched roof storage and side door access to the garden with a driveway for two cars parked in tandem in front as well as a further space privately owned in front of the house providing parking for another vehicle.

For those looking for a great sized family home in perfect condition within lovely surroundings then look no further.





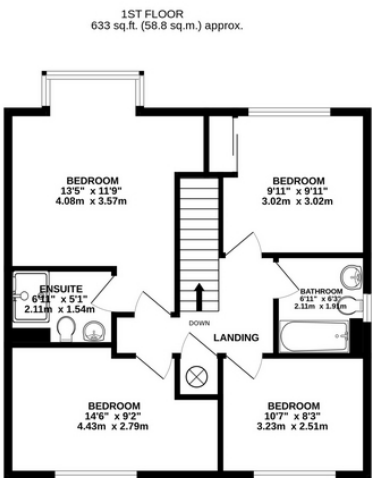
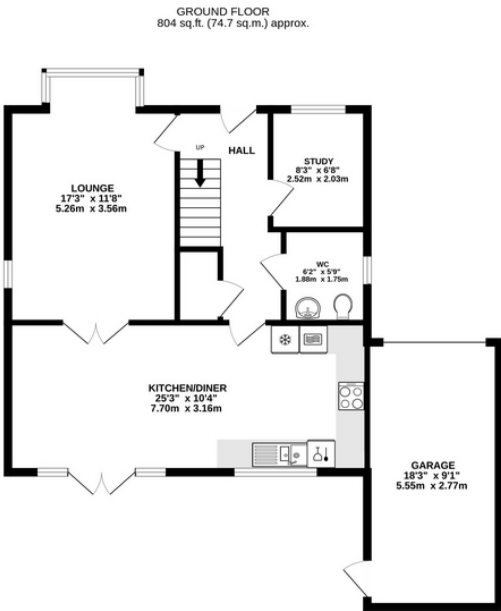
The Location

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 immediately in front of the house 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.



Floorplan



Property Information

Tenure: Freehold
Estate Charge: £280 per annum.
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)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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