



1 Croftside Row, Penstraze, Truro, TR4 8PH
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Three year old semi-detached house
- Convenient outskirts of Truro location
- Highly specified and quality finish throughout
- 4 double bedrooms, 2 bathrooms, study/5th bedroom
- Open plan kitchen/living/dining overlooking the garden
- Large garage & driveway parking
- Lovely level garden with countryside views
- Video tour available



The Property

This three year old gem of a property has so much more to it than meets the eye from the roadside. This is a spacious family home measuring over 1,500 sq ft which has been completed to an extremely high specification and finish throughout. 1 Croftside Row offers a perfect 'move in' opportunity in this convenient outskirts of Truro location.

Entering the property you are met with a useful entrance vestibule with space for coats and shoes and a WC off. Through a glazed door the hallway provides access to the living accommodation, a study (which offers a fifth bedroom if required) and a plant room / utility room. The hallway opens out into the stunning living section of the property which is an 'L shaped' open plan space defined into zones for lounge, dining and kitchen. Quality karndean flooring and panelled walls compliment the modern yet cosy design and this space further benefits from bi-folding and double opening doors to the rear allowing a perfect inside/outside feel and enjoying the countryside views. Both the lounge and dining room are very spacious and the fully fitted designer kitchen is stunning in quality with black shaker style units, matching worktop and splashbacks, down lighters and integrated appliances. On the first floor a landing provides access to four bedrooms all of which are double in size – the two at the rear enjoying the best of those long sprawling rural views over the rolling fields behind. The master bedroom is a stand-out space offering a luxurious feel thanks to its size, thick quality carpet and fully fitted shower room en-suite with chrome towel rail and mosaic faux tiled flooring. The family bathroom is set in the middle of the first floor and of particular mention is the larger than usual wide bath offering pure luxury (or a great bathtime play space for that matter!).

To the rear there is a level family friendly garden offering a lovely space to enjoy whilst feeling relatively low maintenance. Patio areas and pathways lead to a raised seating terrace with a lower level of lawn enclosed by fencing and planted beds. The views to the rear are absolutely beautiful and completely uninterrupted and there are often animals in the field behind that will come up to the boundary to say hello! To the front is a brick paved driveway for multiple vehicles leading to an attached single garage which is a great size with vaulted ceiling space providing possibility for storage options, power, light and rear door access.

This is a stunning property and one not to be missed, highly recommended for internal viewing.







The Location

Penstraze is located on the outskirts of Truro, around 4 miles to the West. This is a great spot for those wanting the convenience of the city to be easily accessible yet feeling out in the countryside and a short drive away from the North Cornish coast. This is a particularly convenient spot for commuters with central Truro, Treliske Hospital, Richard Lander secondary school and Truro & Penwith College being a short drive away in one direction and the A30 an even shorter distance in the other direction linking you with the rest of the county. The village of Chacewater is a 5 minute drive down the road with amenities including a primary school, bakery, fish & chip shop, café, general store, Kings Head Inn, bowling club, village hall, church and garden centre. You are close to some of Cornwall's most stunning scenery here on the North Cornish coastline with the likes of Porthtowan, Chapel Porth & Trevaunance Cove beaches as well as the beautiful village of St Agnes all within a 10/15 minute drive. The recently completed 'Saints Trail' is a bike route passing directly in front of the house which was designed to provide a safe cycling route from Threemilestone to St Agnes providing an immediate family activity on the doorstep.

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
921 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 sq.m.) approx.

While 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.

Property Information

Tenure: Freehold

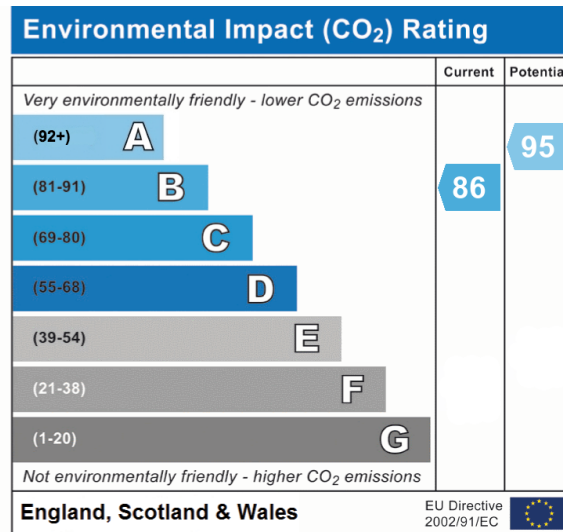
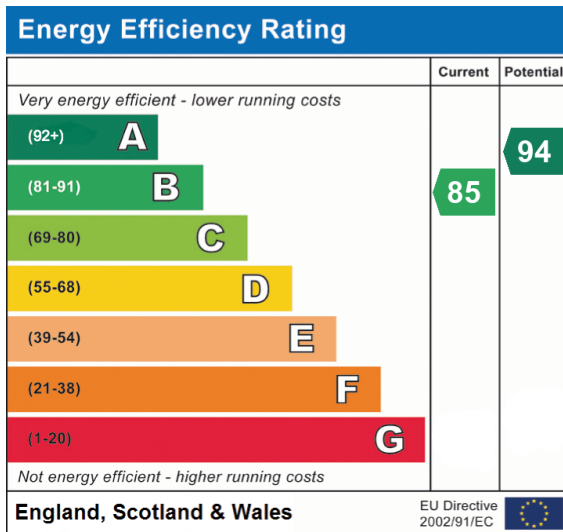
Council Authority: Cornwall

Council Tax Band: D

Services: Mains water, drainage and electric are all connected. The property and stored hot water is heated by an air source heat pump.

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

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



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.

