

TREVANNION, 7 GRENVILLE MEADOWS, LOSTWITHIEL, PL22 0JS



A superbly presented four bedroom detached modern family home, offering spacious split level accommodation and set within a private cul-de-sac development on the eastern fringes of the town.

Accommodation Comprises:- Reception hall, kitchen/breakfast room, lounge, conservatory, cloakroom, study, master bedroom with en-suite shower room and balcony, three further double bedrooms, family bathroom, integral garage, double glazing, gas fired central heating, driveway and an enclosed south facing garden.

£450,000

SITUATION

Grenville Meadows is a sought after cul-de-sac development built by 'Rosemullion Homes' between 1999 and 2001 on the eastern side of the town. Lostwithiel offers a variety of shops, cafes restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary level education is catered for at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational/sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Canopy with courtesy light. Part glazed front entrance door opening into:-

Reception Hall

12' 8" x 12' 0" (3.86m x 3.67m) (Maximum) Radiator. Alarm control panel. Under stairs cupboard. Short flight of stairs to half landing. Door to lounge. Door into:-



Kitchen/Breakfast Room

11' 9" x 8' 11" (3.57m x 2.73m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl composite sink and drainer with mixer tap. Built-in Neff electric oven and grill with inset four ring gas hob above and stainless steel extractor over. Space and plumbing for dishwasher. Space for under-counter fridge. Part tiled walls. Double glazed window to front elevation. Radiator. Inset ceiling spotlights.

Lounge

15' 6" x 12' 8" (4.73m x 3.87m) Fireplace with inset wood burner and hearth. Radiator. Double glazed window to rear elevation. TV aerial and telephone points. Double glazed french doors opening into:-

Conservatory

11' 0" x 8' 0" (3.36m x 2.43m) Dwarf wall with double glazed window surround and pitched roof. Radiator. Tiled floor. Double glazed french doors opening to the rear garden.

Half Landing

Radiator. Short flight of stairs to first floor. Doors to integral garage and study. Door into:-

Cloakroom

White low level W.C and wash hand basin with tiled splashback. Radiator. Obscure double glazed window to rear elevation. Extractor fan.

Study

8' 4" x 8' 0" (2.53m x 2.45m) Radiator. Part glazed door opening to the rear patio.

FIRST FLOOR

Landing

Doors to two bedrooms. Short flight of stairs to the upper landing.

Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m) Double glazed bay window to side elevation. Radiator. TV aerial and telephone points. Double glazed door opening onto a small covered balcony. Door into:-

En-Suite Shower Room

9' 2" x 4' 6" (2.80m x 1.37m) Shower cubicle with 'Mira Sport' electric shower unit and tiled surround. White low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Obscure double glazed window to side elevation.

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.03m) Double glazed window to front elevation. Radiator. Built-in wardrobe with hanging rail. Access to loft space (Pull down ladder, light, insulated and boarded).

Upper Landing

Built-in linen cupboard with electric tubular heater and double doors. Double glazed window to side elevation. Doors to two further bedrooms and family bathroom.

Bedroom Three

11' 3" x 9' 5" (3.44m x 2.86m) Double glazed window to front elevation. Radiator.

Bedroom Four

12' 0" x 8' 0" (3.65m x 2.44m) Double glazed window to rear elevation with views of surrounding countryside. Radiator. Access to loft space (Fully insulated).

Family Bathroom

6' 8" x 6' 6" (2.03m x 1.97m) (Excluding door recess) White suite comprising:- Panelled bath with mixer shower attachment and screen, low level W.C and pedestal wash hand basin. Radiator. Part tiled walls. Extractor fan.

OUTSIDE

The property is approached over a private road, leading to a tarmac driveway for one vehicle. Steps lead down to the front pathway and an area of slate chippings, which is just below a sloping lawn garden. A pedestrian gate provides access to the side and rear of the property. The south facing rear garden enjoys a good degree of seclusion, which features a large decking area and an adjoining lawn. Steps rise to a smaller area of decking and a timber shed.

Integral Garage

16' 8" x 11' 4" (5.07m x 3.46m) (Maximum) Up and over door to front. 'Glow-Worm Ultimate 35c' gas fired combination boiler (Installed in November 2017). Main alarm panel. Electric consumer unit. Fluorescent light. Utility area with stainless steel sink, worktop, cupboards and plumbing for a washing machine.

ENERGY RATING

D(68).

COUNCIL TAX

Cornwall Council. Tax Band 'F'.

DIRECTIONS

Heading east from Lostwithiel on the A390 towards Liskeard, go past the industrial estate and take the second right-hand turning into the top end of Grenville Road. Shortly after turn left into Grenville Meadows and take the next right into a small private cul-de-sac. No.7 is located straight ahead.



LOUNGE



BEDROOM TWO



CONSERVATORY



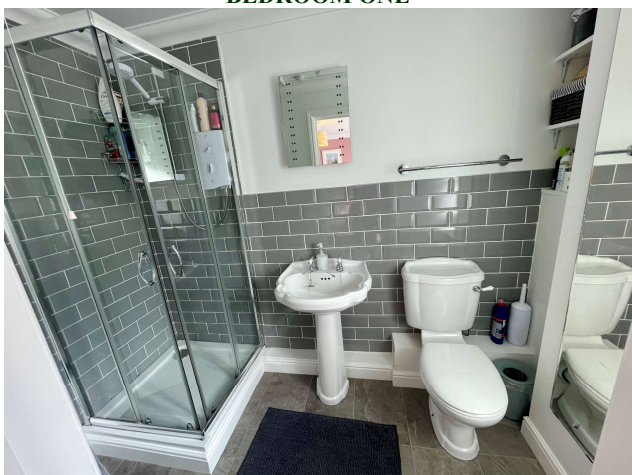
BEDROOM TWO



BEDROOM ONE



BEDROOM THREE



EN-SUITE SHOWER ROOM



FAMILY BATHROOM



REAR GARDEN AND LARGE DECKING AREA



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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