



1, Nans Rosen



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Threemilestone, Truro, Cornwall TR3 6FW

Truro 5 miles Saint Agnes 7 miles Falmouth 11 miles

A spacious modern detached bungalow with generous gardens, parking and garage close to Truro.

- Detached Bungalow
- Generous Gardens
- Parking & Electric Charging Point
- Freehold
- Three Bedrooms, Two Bathrooms
- Spacious Living Accommodation
- Proximity to Local Amenities
- Council Tax Band D

Guide Price £525,000

SITUATION

This property is situated in a fantastic position on the edge of Threemilestone.

Threemilestone lies approximately 3 miles to the west of the Cathedral City of Truro and offers a wide range of local facilities including shops, a post office, a public house, community hall, doctors and dental surgeries, hospital and retail park. There is also a regular bus service to the city centre.

The ancient port and market town of Truro is situated in a valley at the head of the river bearing its name and is dominated by the splendid three spired cathedral, which stands at its heart. Truro forms the retail, administrative and cultural centre of Cornwall and this small city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

DESCRIPTION

This striking modern detached bungalow built in 2017 and is set in a cul-de-sac serving around a dozen properties and is close to Truro and only a 20 minute drive to the North coast.



Beautifully presented and recently extended by the current owners, the generous accommodation includes a master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms, comfortable family bathroom, well equipped utility room adjacent to the kitchen with door into garage, kitchen/dining/sitting room with French doors to the garden, additional sitting room with vaulted ceiling, wood burner and bifold doors to rear garden. This property is in amazing condition and is ready to move straight into.

OUTSIDE

To the front of this property is driveway parking for two cars, electric car charging point, garage, small lawn area, gate to garden and paved walkway to front door.

The side garden is a fair size and is mainly laid to lawn with the exception of a paved walkway and patio area which leads you to the kitchen/dining area via French doors. The side garden is fenced and is a secure space, ideal for children to play independently.

To the rear of the property the owners have created a private outdoor dining area which is stunning tiled space with bifold doors leading from the sitting room.

This space makes the most of the afternoon and evening sun and our clients have enjoyed many afternoons/evenings entertaining and alfresco dining since completing the work.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains drainage, water and electric. Water is Metered. Underfloor heating and wood burner.

Broadband speed up to 1000 Mbps, Mobile coverage indoors – O2 likely. Mobile coverage outdoors – EE, Three, Vodafone and O2 Likely.

DIRECTIONS

Driving along Chyvelah Road with the Victoria Inn, Threemilestone, on your left and take the first exit at the roundabout onto Hugus Road. Go straight over the next roundabout.

At the next roundabout take the second exit and then turn left immediately onto Lower Polstain Road. Take the next left turn onto Rosevalley and then the first right.

After 250ft the property will be on your right and market with a Stags 'For Sale' sign.

ADDITIONAL INFORMATION

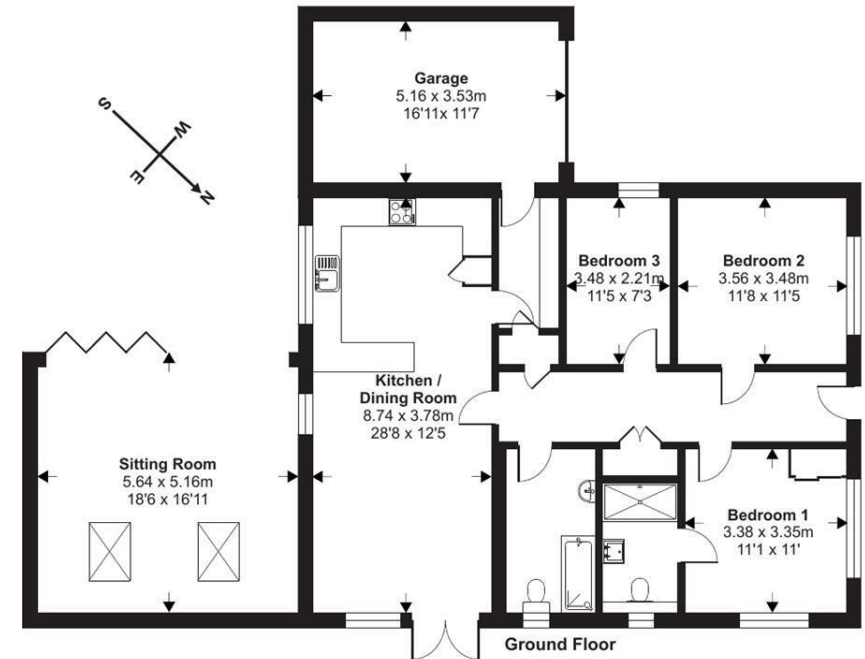
There are restrictive covenants associated with the property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1378 sq ft / 128 sq m
 Garage = 189 sq ft / 17.6 sq m
 Total = 1567 sq ft / 145.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1133019