



22 Kenwyn Heights



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Shortlanesend, Truro, TR4 9FQ

Truro - 2.5 miles North Coast - 11 miles

Beautifully presented and well-appointed detached, contemporary house with far reaching countryside views

- Sought after village location
- Cul-de-sac position
- Remainder of NHBC Warranty
- Spacious open-plan living area
- 3 Double bedrooms with vaulted ceilings
- Quality en-suite and family bathrooms
- Garage & driveway
- Broad balcony & landscaped garden
- Freehold
- Council Tax Band E

Guide Price £495,000

SITUATION

Approximately 2.5 miles from Truro, Shortlanesend is a thriving village surrounded by rolling countryside that abounds with scenic walks, including the Idless and Newmills valleys.

Local facilities include shop & post office, primary school and pub together with a playing field and village hall. Nearby Penrose Water Gardens is a tranquil place to visit with over 40 lily ponds and the renowned Cornish Barista cafe.

The village is linked to Truro by a cycle way/footpath which provides easy access to all the amenities of this small city. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The train station links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport.



THE PROPERTY

Commanding fabulous broad views over a rural landscape, 22 Kenwyn Heights is an impressive contemporary home that was constructed in 2018 and benefits from the remainder of an NHBC warranty.

Situated in a popular private cul-de-sac, this beautifully presented property is thoughtfully specified and has been well-cared for by the vendors since their purchase from new. The fabulous open-plan living area features a 9'8" wide, full height picture window which capitalises on the view and also opens directly onto the broad elevated balcony. The well-appointed kitchen features a range of Shaker style units along with integrated appliances. Completing the ground floor is a cloakroom, utility room and integrated garage.

The first floor accommodation is characterised with high vaulted ceilings that create a true sense of space and volume. The three bedrooms are all doubles, the master benefitting from an en-suite with Duravit sanitary ware that includes a double ended bath, wash basin, wc and walk-in shower. The family bathroom is similarly finished.

OUTSIDE

Set back from the road behind a maturing hedge with brick paved driveway for one vehicle and access to the garage.

To the rear is a lovely raised balcony that extends to almost 20' in length and is a perfect spot to entertain or just enjoy the view. Steps lead down to the garden which has been sensitively landscaped to include a summerhouse, lawn and well-stocked flower and shrub borders. The void under the balcony creates a perfect spot for storage and there are pathways either side, back to the front elevation.

SERVICES

Mains water (metered), electricity and drainage. Heating is provided by a Flogas LPG tank on the development. There is a current management charge of £295 per annum for the estate upkeep, including the tanks and a small grassed area.

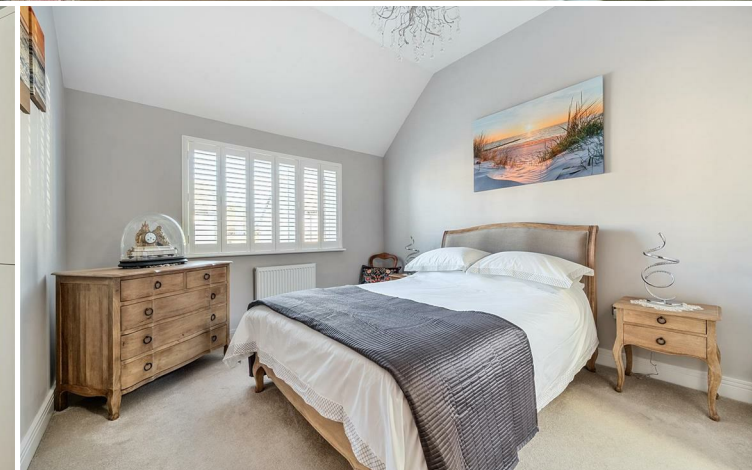
BT fibre is connected and Ultrafast Broadband is available in the area (Ofcom). Mobile phone coverage is likely outdoors (Ofcom)

DIRECTIONS

From Truro proceed to Shortlanesend and turn left sign posted to the village hall. After a short distance, turn left into Kenwyn Heights and continue straight on. 22 Kenwyn Heights will be evident on the right

VIEWINGS

Strictly by prior appointment with Stags on 01872 264488



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.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | 74 |
| (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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