



Little Rockies

Little Rockies, Sergeants Hill, Chacewater, Truro, TR4 8FL



Truro 5 miles. A30 3 miles. Threemilestone 2 mile

A detached family home with gardens and parking in a central village location close to Truro.

- No Onward Chain
- Detached Family House
- Village Location
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Three Bedrooms (1 En-suite)
- Family Bathroom
- Study/Bedroom 4
- Gardens and Parking

Guide Price £350,000

SITUATION

Little Rockies is situated in the heart of the highly popular village of Chacewater lying between the Cathedral City of Truro and the historic mining town of Redruth.

The A30 is within easy access for travel to beaches at Perranporth, St Agnes and Porthtowan and the north and south of the county.

There is a mainline rail connection at Truro station with Newquay Airport further along the north coast providing a number of scheduled flights to both national and international destinations.

Chacewater has a warm community and local facilities including a beautiful church, post office, health centre, highly regarded school, farm shop, play park, village green and hall, bowling club, public house and excellent bus links for travel throughout the county. Hairdressers and butchers are at nearby Threemilestone.

DESCRIPTION

This modern and beautifully presented detached family home offers comfortably and spacious living. The welcoming entrance hallway has engineered oak flooring and stairs to the first floor. The impressive open plan sitting room has a window to the front, French doors to the rear and a contemporary wood burning stove. The kitchen also had oak flooring, a window and stable door to the rear and a comprehensive range of cream shaker style units with drawers and breakfast bar. Integral appliances include fridge/freezer, dishwasher, washer/dryer, oven, four ring induction

hob and extractor. The generous cloakroom and study/bedroom 4 completes the ground floor accommodation. The first floor galleried landing has loft access and leads to the three generous double bedrooms. The master bedroom has en-suite shower room. The family bathroom has bath, separate shower cubicle, low level WC and pedestal wash hand basin. In all a beautiful family home where a viewing is early recommended.

OUTSIDE

At the front of the property there is a gravelled parking area with space for two to three cars. The rear garden is enclosed and has gravelled paths leading to paved and decked sun patio areas. The lawn is bordered with shrubs and there is a open bar seating area/store and garden shed.

SERVICES

Mains water, electric and drainage. LPG gas fired central heating.

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Truro head past the Royal Cornwall Hospital and on to the roundabout at Threemilestone. Take the signed to Chacewater. On entering the village take the second turning on the right into Sergeants Hill, the property is first on the left hand side.



Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

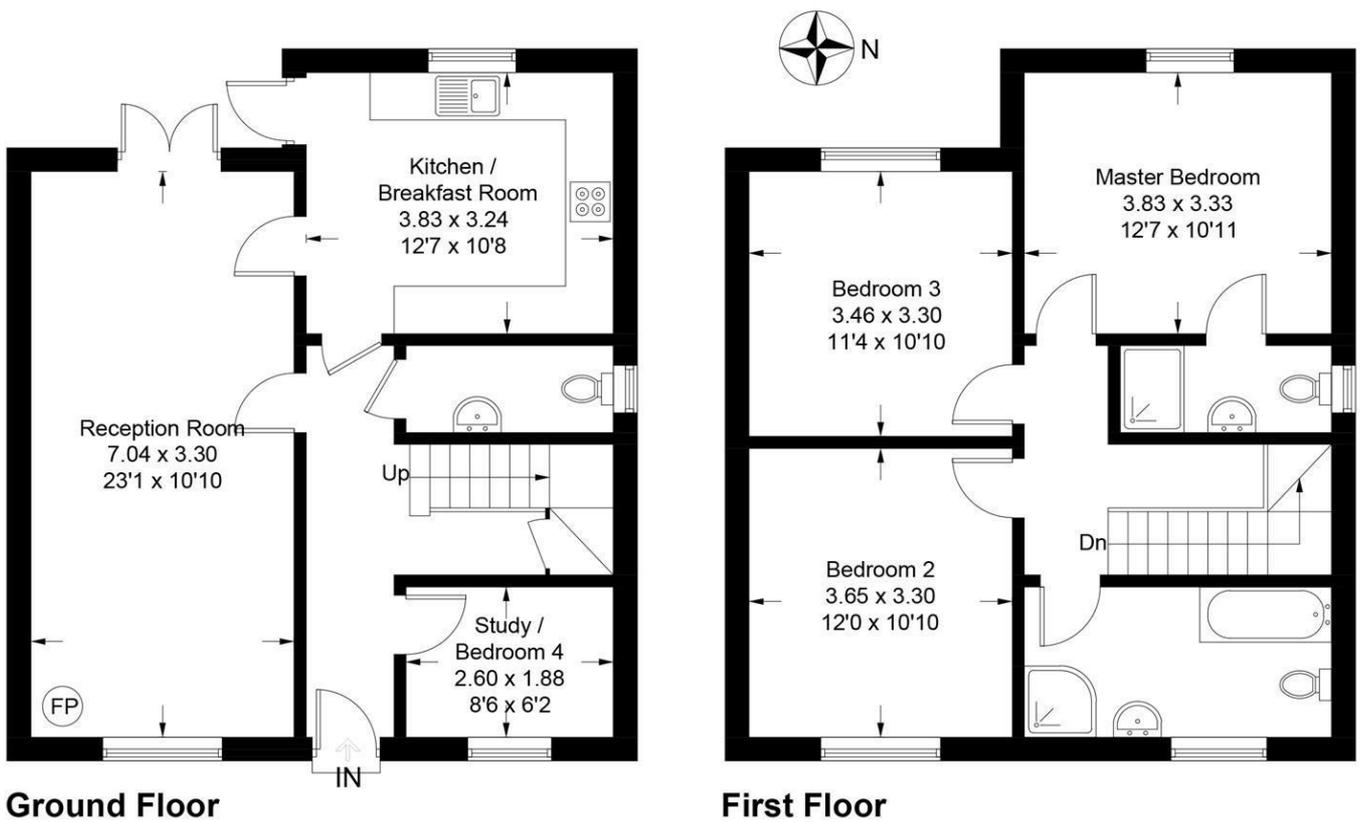


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID735109)

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		64
(81-91) B			
(69-80) C			
(55-68) D		49	
(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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