



2 Trevonnen Road, Ponsanooth, Truro, TR3 7AZ

Guide Price £395,000

A deceptively sized and stylishly appointed end of terrace modern home situated within the popular village of Ponsanooth, 'a stone's throw' from all local amenities, presented to the highest of standards throughout, offering 4 double bedroom accommodation with en-suite shower room to the converted loft room, together with walk-in dressing area/study, enclosed rear garden with maturely stocked borders and parking to the front, in parallel, for 2 vehicles. Undoubtedly, one of the finest homes within the development, which must be viewed at the earliest opportunity!

Key Features

- Exceptionally presented modern home
- Village amenities 'on the doorstep'
- Deceptively spacious and light interior
- Allocated parking for 2 vehicles
- 4 double bedrooms, 2 bath/shower rooms
- Contemporary family bathroom suite with underfloor heating
- Enclosed and sheltered rear garden
- EPC rating C



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

From the raised brick pavia parking, a mellow stone path with low retaining walls leads to a covered entranceway with exterior courtesy light. Replacement and contemporary uPVC part-glazed entry door leading into the:-

ENTRANCE HALLWAY

A welcoming and wide entrance with inset coir matting, inset downlights and oak-effect flooring. Stripped timber door giving access to WC. Turning staircase rising to first floor level, with storage cupboard under. Panelled door leading into the living/dining room. Radiator, Honeywell wall-mounted heating thermostat. Opening leading into the:-

KITCHEN

A bright and light room comprising a fitted kitchen with cream coloured units set both above and below a stone-effect worksurface with composite one and a half bowl sink with drainer and mixer tap, tiled splashback at mid-point, and continuation of countertop providing breakfast bar feature. Appliances include: Beko electric oven with matching four ring induction hob and contemporary extractor, built-in dishwasher, space and plumbing for washing machine, together with dryer and continued space for tall fridge/freezer. Wood-effect flooring, radiator, open display shelving, inset downlights. Broad double glazed windows to front elevation.

LIVING/DINING ROOM

A superb family room, beautifully styled and once again, incredibly light with the addition of stripped timber framed and glazed sliding doors to the rear with matching side panels providing an outlook onto the superbly maintained and enclosed rear garden, together with surrounding greenery and rooftops of Ponsanooth village beyond. Designated and clearly defined areas for both living and dining, with this particular room spanning the full width of the property. Four pane double glazed window to rear elevation, two ceiling lights, continuation of oak-effect flooring, broad low-level oak display shelf. Two radiators.

WC

A nicely appointed and modern WC comprising low flush WC, wash hand basin with separate taps and tiled splashback. Radiator, towel rail, extractor fan. Electrical consumer unit, inset downlight, tiled flooring.

FIRST FLOOR

Turning staircase rising to first floor level, with part-galleried landing.

LANDING

Panelled doors leading to bedrooms one, two and three, together with the family bathroom. Turning stairs rise, once again, to the converted loft. Wall-mounted heating thermostat, ceiling spotlights.

BEDROOM ONE

A generously sized principal bedroom with stripped timber doors to built-in wardrobes providing hanging space and storage. Ceiling light, radiator, four pane double glazed window to rear elevation providing a pleasant and far-reaching outlook over the treelined backdrop of Ponsanooth valley, together with rolling fields in the distance. Floating bedside tables, varying floating shelves and coat hooks.

BEDROOM TWO

Another nicely proportioned double bedroom with ceiling spotlights, radiator and, once again, four pane double glazed window providing an outlook alike to the principal bedroom.

BEDROOM THREE

A third double room with ceiling spotlights, radiator and large four pane double glazed window to the front elevation. TV aerial point.

FAMILY BATHROOM

Of exceptional quality and stylishly appointed; comprising stripped timber vanity unit with open shelving and cupboard, adorned with Lusso Stone oval sink and built-in taps, wall-mounted WC with concealed cistern and Lusso Stone freestanding contemporary bath with wall-mounted Lusso Stone shower attachment, together with matching built-in mixer tap. Contemporary tiling up to mid-point. Lusso Stone 15 year guarantee. Deep slate display shelf spanning the length of one side of the room. Shaver socket, extractor fan, obscure glazed uPVC casement window, contemporary wood-effect flooring with electric underfloor heating, inset downlights.

Turning staircase rises from the first floor landing to the:-

SECOND FLOOR

LANDING

Part-galleried to the stairwell below and particularly bright with Velux window. Deep recess useful for storage. Hanging light. Panelled door leading into:-

BEDROOM FOUR/STUDY

Converted by the current owners, to a fantastic quality with full approval by Building Control and therefore, suitable as a bedroom if required. Two Velux windows to the rear elevation providing much natural light and elevated views over the treelined backdrop of Ponsanooth, together with rooftops of the village properties below. Inset downlights, cupboard leading to useful eaves area. Panelled door providing access to en-suite shower room. Opening flowing into the:-

DRESSING AREA

Another ancillary 'office space' however, a dressing area complimenting the bedroom, if required. Velux window with matching views to the bedroom, inset downlights.

EN-SUITE SHOWER ROOM

Contemporary and of a refined quality with white sanitary ware including wall-mounted low flush WC with concealed cistern, sink with mixer tap, and shower cubicle with glazed door, mains powered shower and contemporary tiling throughout. Deep recess with sloped ceiling height providing a useful display/storage area. Velux window, extractor fan, inset downlights. Contemporary tiled flooring, heated towel rail.

THE EXTERIOR

ENCLOSED REAR GARDEN

A well-sized area of garden exists to the rear, mainly laid to all weather turf with planted borders and enclosed by timber panel fencing, creating a safe and secure suntrap which can be used all year round. Initially, a slightly raised area of timber

decking provides a level area in which garden furniture and social gatherings can be made effortless. A timber side gate opens onto a pathway leading to the:-

ALLOCATED PARKING

From Trevonnen Road, a brick pavia driveway provides parallel parking enough for two vehicles directly in front of the property.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage, and gas are connected to the property. Gas fired central heating. Electric underfloor heating to the main bathroom.

COUNCIL TAX

TENURE

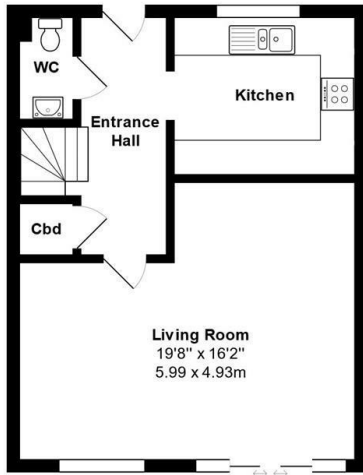
Freehold.

VIEWING

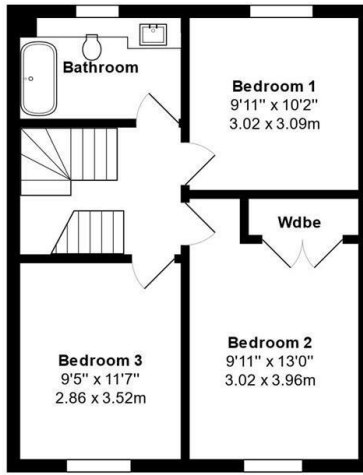
Strictly by appointment only with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



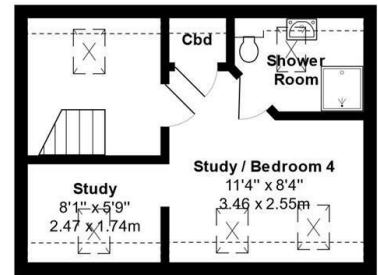
Floor Plan



Ground Floor
Approx Area: 47.3 m² ... 510 ft²



First Floor
Approx Area: 47.3 m² ... 509 ft²



Second Floor
Approx Area: 25.9 m² ... 278 ft²

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Total Approx Area: 120.5 m² ... 1297 ft²

All measurements are approximate and for display purposes only