



Laskowski
&Co



1 Glendor, New Road, Stithians, Truro, TR3 7BL

Guide Price £350,000

A substantial 3 double bedroom, semi-detached family home, situated within the sought-after village of Stithians. This charming 3-storey period property offers well presented accommodation comprising on the ground floor: entrance porch, hallway, spacious dual aspect 21' living/dining room and modern kitchen with French doors leading out to the garden. On the first floor are 2 generous double bedrooms, a large family bathroom and separate WC. The second floor offers a light and bright third double bedroom with plenty of built-in storage space. A gated driveway provides off road parking for up to 3 cars and leads to a detached garage. The lawned rear garden incorporates a patio area with built-in seating that benefits from the morning sun. Being sold with no onward chain, viewing highly recommended.

Key Features

- Spacious 3 double bedroom, 3-storey house
- Driveway and garage
- Well presented throughout
- No onward chain
- Central village location
- Enclosed rear garden
- Oil fired central heating
- EPC rating E



THE LOCATION

Stithians is a popular village, surrounded by countryside. The village has an excellent sense of community with amenities that cater for most everyday needs. Stithians has a highly regarded primary school, two Churches, a pub and a Spar shop with Post Office, as well as a Doctors surgery. There is a hairdressers, together with village hall that incorporates a preschool, library, as well as a number of different clubs and societies. Nearby Stithians lake is a great location for dog walking and offers water sports and fly fishing. Stithians offers a central and convenient location, allowing ease of access to local towns such as Falmouth, Helston, Camborne and Redruth, together with Truro City.

THE ACCOMMODATION COMPRISES

Granite steps lead up to a timber obscure glazed front door, opening into the:-

ENTRANCE PORCH

Hardwood window to front aspect, tiled flooring, ceiling light, stained glass-effect glazed wooden door to the:-

ENTRANCE HALLWAY

Timber latch door to living/dining room, stairs to first floor. Radiator, ceiling light. Wall-mounted central heating thermostat.

LIVING/DINING ROOM

A substantial dual aspect open-plan living/dining room measuring over 21 ft in length.

DINING ROOM

Exposed granite wall, large hardwood double glazed window with built-in window seat. Beamed ceiling, dado rail, television and broadband points, radiator, recessed ceiling spotlights.

LIVING ROOM

Imposing stone fireplace housing a cast iron wood burning stove on a slate hearth, with built-in wooden storage cabinet to one side. Hardwood double glazed window to rear aspect, beamed ceiling, dado rail, under stair storage cupboard housing consumer unit and electric meter. Recessed ceiling light, radiator, timber latch door to the:-

KITCHEN

A delightful, light and bright modern kitchen, dual aspect, with hardwood double glazed window to the side and glazed hardwood French doors opening onto the rear patio. A range of eye and waist level units provide plenty of storage, with natural wooden worktop incorporating a one and a half bowl sink with drainer unit and mixer tap. Built-in Bosch induction four ring electric hob and extractor fan, built-in Bosch electric fan assisted oven, built-in fridge/freezer and dishwasher, space and plumbing for washing machine. Stripped wooden floorboards, radiator, recessed ceiling lights. French doors give access to the garden.

FIRST FLOOR

LANDING

Timber latched doors to bedrooms one and two, the family bathroom and separate cloakroom/WC. Staircase rising to bedroom three on the second floor. Skylight, central ceiling light, radiator.

BEDROOM ONE

A very generous principal bedroom with plenty of natural light provided by the two large hardwood double glazed windows. Ample space for freestanding furniture, stripped wood floor boards, two radiators, recessed ceiling lights, telephone point.

BEDROOM TWO

A good sized second double bedroom with hardwood double glazed window to rear aspect. Ceiling light, white washed floor boards, radiator.

FAMILY BATHROOM

A well appointed family bathroom with white suite comprising panelled bath with tiled surround, walk-in corner shower cubicle with electric shower, tiled surround and glass shower doors, pedestal wash hand basin, and low flush WC. Heated towel rail/radiator, two obscure hardwood double glazed windows to both side and rear aspects, built-in storage cupboard with shelving. Wood-effect laminate flooring.

CLOAKROOM/WC

Dual flush WC, wall-mounted wash hand basin, obscure glazed skylight, stripped wood flooring, ceiling light.

SECOND FLOOR

LANDING

uPVC double glazed window to rear aspect overlooking the garden and surrounding fields. Timber latched door to:-

BEDROOM THREE

A superb second floor double bedroom with plenty of natural light provided by the large Velux window to front aspect, and the uPVC double glazed window to the rear, overlooking the garden and surrounding countryside. Walk-in wardrobe with hanging rails and built-in shelving, further boarded eave storage space. Two ceiling lights, radiator, telephone point, white washed timber flooring.

THE EXTERIOR

TO THE FRONT

A raised token front garden, planted with shrubs, including a palm tree.

DRIVEWAY

To the side, a driveway provides off-road parking for at least three cars in tandem. Timber gates give access to the detached garage as the driveway widens to an area of patio, housing the external oil fired boiler. A timber pedestrian gate provides side access to the:-

REAR GARDEN

A patio area accessed via the French doors from the kitchen provides the ideal spot to sit and enjoy the morning sun, with built-in stone seating, timber bench and BBQ. Beyond the patio is a further decked seating area with three steps up to the lawn, extending to the end of the garden. Low-level flower beds to both sides are densely planted with a number of shrubs and trees. A hardstanding at the back of the garden houses a modern oil tank.

DETACHED GARAGE

A prefabricated, detached single garage, with up-and-over door, power and light. Glazed window to one side.

GENERAL INFORMATION

SERVICES

Mains electricity, drainage and water are connected to the property. Telephone point (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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

AGENTS NOTE 1

Bedroom three/loft room. We understand that the conversion of the loft likely predates the introduction of building regulation, for this reason an indemnity policy can be provided if required.

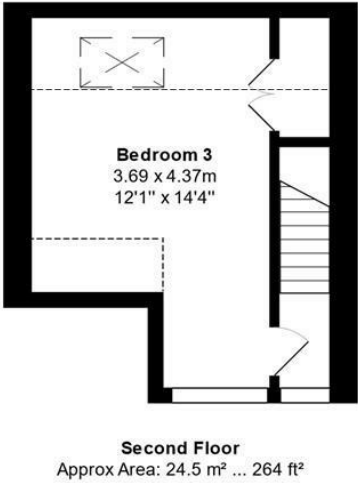
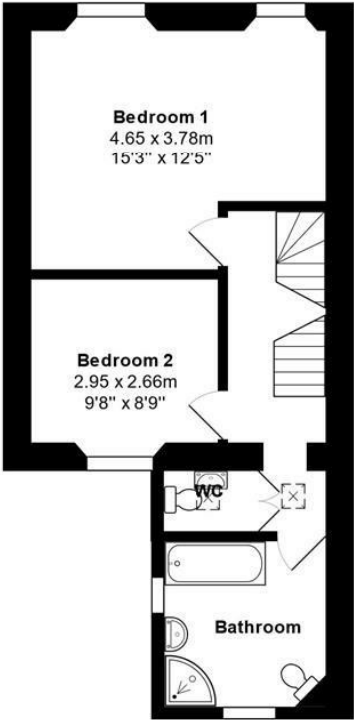
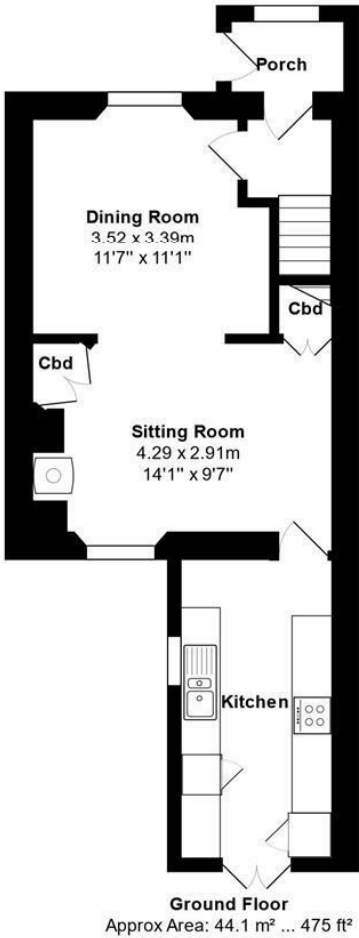
AGENTS NOTE 2

We understand a small section of the rear garden is not currently included in the registered title plan, this area of garden has been used by the current owner for approximately 20 years and a statutory declaration will be provided to this effect.





Floor Plan



First Floor

Approx Area: 40.0 m² ... 430 ft²

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Total Approx Area: 108.5 m² ... 1168 ft²

All measurements are approximate and for display purposes only