



Laskowski  
&Co



## 2 Charlottes Roost, Green Lane, Penryn, TR10 8ZW

£335,000

An attractive detached house, constructed in circa 2018, finished with quality and style, providing low maintenance and economic living, with intriguing 2 bedroom reverse-level accommodation, featuring vaulted ceilings within the open-plan living area, off-road parking and secure/enclosed rear garden. Close proximity to Penryn train station offers convenient public transport to Truro and beyond, together with the wide ranging amenities Penryn town provides, situated a short walk away. Viewing highly recommended!

### Key Features

- Unique detached house
- High specification
- Vaulted ceilings
- Off-road parking
- Low maintenance and economic
- Open-plan living area
- Quality finish
- EPC rating C





## THE ACCOMMODATION COMPRISES

Adjacent to the private parking space, a side entrance door at upper floor level opens into the:-

### ENTRANCE HALL

A bright entrance area with uPVC double glazed window to the front elevation. Stairs descend to the lower hallway, two steps and oak doors to the cloakroom/WC and open-plan living room.

### CLOAKROOM/WC

4'5" x 3'3" (1.36m x 1.01m)

Positioned adjacent to the front entrance with Velux window over-head, low flush WC with concealed cistern, wall mounted wash hand basin with tiled splashback. Under-floor heating. Boiler cupboard housing Worcester Bosch gas fired combination boiler providing central heating and hot water.

### OPEN-PLAN LIVING ROOM

14'2" x 18'1" (4.34m x 5.53m)

A superb room with under-floor heating, vaulted and beamed ceiling and a huge apex double glazed window to the rear elevation, enjoying far-reaching views towards the head of the Penryn River, across unspoilt countryside to Trevisson, outskirts of Flushing, Flushing village and the deeper waters of the Carrick Roads. Additional uPVC double glazed window to the front elevation. Measurements exclude the:-

### KITCHEN AREA

8'6" x 8'0" (2.61m x 2.44m)

Beautifully fitted with contemporary Shaker-style cupboards and drawers, integrated Neff appliances including dishwasher, electric four-ring hob with electric oven under and extractor hood over, fridge/freezer and microwave. Composite stone worksurfaces with inset one and a half bowl stainless steel sink with mixer tap. Under-floor heating.

### HALLWAY

Stairs descend from the entrance hall. Under-stair storage cupboard with plumbing for washing machine. Oak doors to both bedrooms and family bathroom. External door with double glazing accessing the garden.

### BEDROOM ONE

9'3" x 12'1" (2.83m x 3.70m)

A spacious double bedroom with oak door to the dressing room or potential en-suite. uPVC double glazed window overlooking the garden. Radiator, wall and ceiling spotlights.

### BEDROOM TWO

9'3" x 8'1" (2.83m x 2.47m)

A double bedroom with recess for wardrobe. uPVC double glazed window overlooking the rear garden. Radiator.

### BATHROOM

Stylishly appointed, a contemporary suite comprising bath with shower over and screen. Sink unit with storage under, WC with concealed plumbing. Tiled walls and flooring. uPVC double glazed window to side elevation.

## THE EXTERIOR

### REAR GARDEN

Completely private and secure with high timber fencing to the

side and rear boundaries, beyond which there is a pleasant leafy aspect with various attractive shrubs and trees.

### PRIVATE PARKING SPACE

Positioned adjacent to the front door, an off-road parking space for one vehicle.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band C - Cornwall Council.

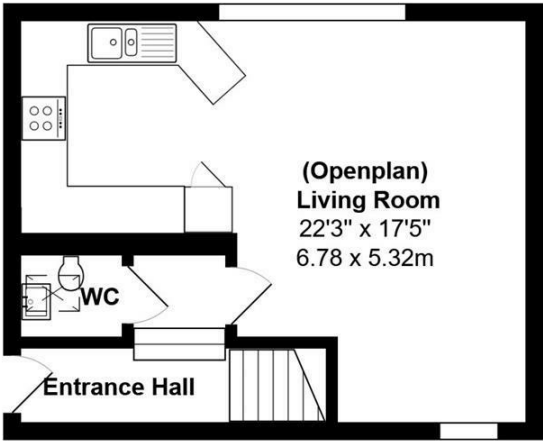
### TENURE

Freehold.

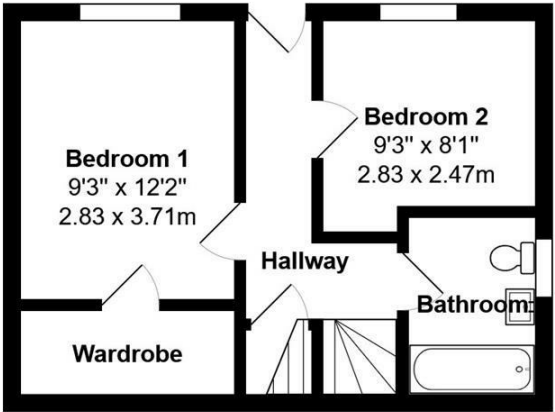
### VIEWING

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

# Floor Plan



**First Floor**  
Approx Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>



**Ground Floor**  
Approx Area: 366 ft<sup>2</sup> ... 34.0 m<sup>2</sup>



Charlottes Roost, Green Lane, Penryn, TR10 8ZW

Total Approx Area: 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>

All measurements are approximate and for display purposes only