



Laskowski
&Co



1 Trevonnen Road, Ponsanooth, Truro, TR3 7AZ

Guide Price £495,000

Built in 2007, this 4 double bedroom detached house is located within a highly regarded development situated moments from village amenities including local shop, primary school and a short walk away, Kennall Vale Woods. To be sold with the added benefit of driveway parking and an integral garage, Number 1 is an excellent family home presented to a fabulous standard.

Key Features

- 4 double bedrooms
- Integral garage and driveway parking
- Located on popular, small and select development
- Detached
- Prime village centre location
- EPC rating C



THE ACCOMMODATION COMPRISES

ENTRANCE

Carpeted flooring. Door to lounge, cloakroom/WC and kitchen. Stairs to first floor with under-stair storage cupboard.

CLOAKROOM/WC

Tiled flooring. Low flush WC, Savoy wash basin with chrome mixer tap and tiled splashback. Radiator, extractor fan, obscure uPVC double glazed window to front elevation.

LIVING ROOM

Large uPVC double glazed bay window to front elevation, carpeted flooring, radiator. Contura log burner on polished stone hearth. Archway into the:-

DINING ROOM

A double aspect dining room with uPVC double glazed windows to side elevation and full width uPVC double glazed patio doors leading onto the rear garden. Carpeted flooring, radiator.

KITCHEN

Tiled flooring, central island with space for stools. Space for fridge/freezer. Worksurface with tiled splashbacks and inset sink with mixer tap, eye and base level units. Beko oven with four-ring gas hob and stainless steel extractor. uPVC double glazed window to rear elevation.

UTILITY

tiled flooring, radiator. Inset stainless steel sink with chrome mixer tap, base and eye level units with tiled splashback, space for dishwasher and washing machine etc. uPVC double glazed door to rear.

INTEGRAL GARAGE

A large single garage with stored water pressurised tank. Roller door.

FIRST FLOOR

LANDING

Carpeted stairs rise from hallway, providing access to the bedrooms and family bathroom. Radiator, deep Velux window providing much natural light. Loft hatch to boarded and insulated loft.

PRINCIPAL BEDROOM

Carpeted flooring, large double built-in wardrobes, radiator, double glazed window to front elevation.

EN-SUITE SHOWER ROOM/WC

Tiled flooring, radiator, obscure uPVC double glazed window to front elevation, tiled walls, extractor fan. Savoy wash basin with mixer tap, low level flush WC, raised shower cubicle with glazed screen and integrated shower unit.

BEDROOM TWO

Another double bedroom, with carpeted flooring, built-in wardrobes, radiator, uPVC double glazed window to front elevation.

BEDROOM THREE

A further double bedroom, double aspect with uPVC double glazed window to rear elevation overlooking the garden and surrounding countryside and window to side elevation. Carpeted flooring, radiator.

BEDROOM FOUR

Another double bedroom. Carpeted flooring, radiator, uPVC double glazed window to rear elevation with views.

FAMILY BATHROOM

Tiled flooring and tiled walls. Obscure uPVC double glazed window to rear elevation, radiator. Low level flush WC, Savoy wash basin with mixer tap, bath with part glazed screen and wall mounted with overhead shower. Extractor fan.

THE EXTERIOR

REAR GARDEN

A gently sloping rear garden, mainly laid to lawn, but part paved at the top, with a pleasant place to sit and enjoy the afternoon sunshine. Bordered by fencing and containing low level beds with planted shrubs.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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



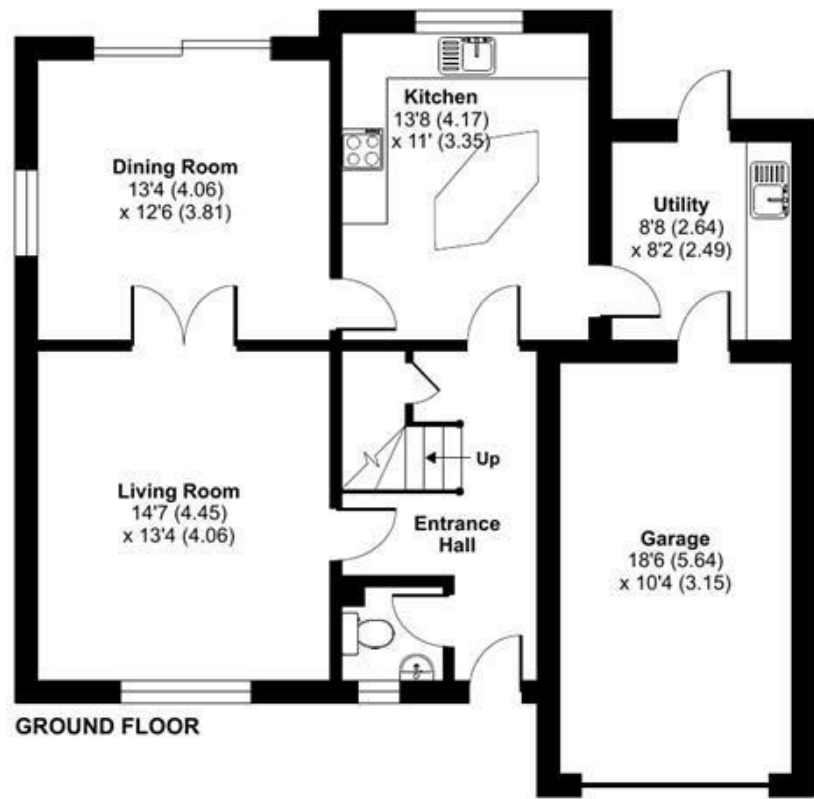
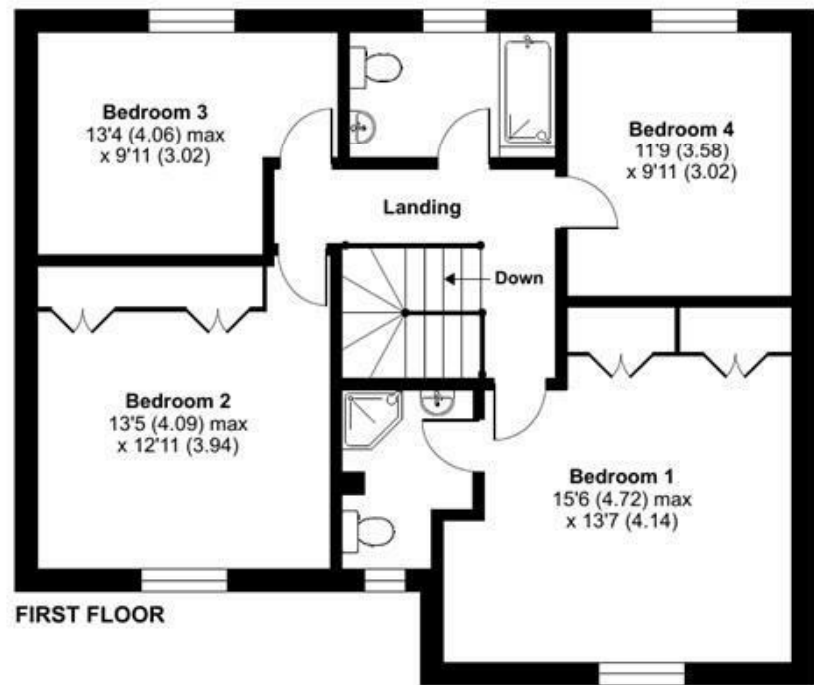
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Approximate Area = 1604 sq ft / 149 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 1793 sq ft / 166.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1244232