



## Five Burrows House, 39 Trevithick Road, Truro, TR1 1RX

Guide Price £430,000

A detached family house located in a popular area, close to Truro city centre, providing 3/4 bedroom accommodation. The property offers good proportions, arranged over ground and first floor levels, with front and rear gardens, off-road parking and the addition of a single garage. In 2023, a grant of conditional planning permission for a 'new front dropped curb and off-road parking space' was achieved, with 'new rear garage renovation and connection to the main house to provide an additional ground floor shower and living room and additional first floor bedroom'. Cornwall Council Planning Application Number: PA23/02293.

### Key Features

- 3/4 bedrooms
- Desirable location close to Truro city centre
- Front and rear gardens
- Detached family home
- Off-road parking and single garage
- EPC rating C







## THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

A uPVC double glazed front door leads into the:-

### ENTRANCE PORCH

Door to the:-

### ENTRANCE HALL

Open-plan space with wood-effect flooring and radiator. Stairs to first floor level. Door to the:-

### KITCHEN

11'8" x 7'8" (3.56m x 2.34m )

With a range of eye and base level modern units with integrated stainless steel sink with drainer and mixer tap, integrated five ring gas hob and stainless steel extractor hood. Integrated Bosch cooker, integrated fridge/freezer. Tiled flooring, uPVC double glazed window to the front elevation.

### WC

Low flush WC, ceramic wash hand basin. Tiled flooring, part-tiled walls, metal framed window to the side elevation

### BEDROOM FOUR/STUDY

8'7" x 8'7" (2.64m x 2.62m )

Large integrated cupboard, wood-effect flooring, radiator. uPVC double glazed window to side and rear elevations.

### RECEPTION AREA

24'2" x 18'4" (7.39m x 5.61m )

Measurement includes dining area. Carpeted flooring, radiator, uPVC double glazed window to front and side elevations. Fireplace with mantel and hearth. Open to the:-

### DINING AREA

Wood-effect flooring. Double glazed patio doors to the rear elevation, radiator.

## FIRST FLOOR

### LANDING

Carpeted flooring, radiator, uPVC double glazed window to the front elevation. Loft hatch, cupboard.

### BEDROOM ONE

11'1" x 9'10" (3.40m x 3.00m)

A double bedroom with uPVC double glazed windows to both side and rear elevations. Carpeted flooring, integrated cupboard, radiator.

### BEDROOM TWO

11'8" x 10'11" (3.56m x 3.33m)

Another double bedroom with uPVC double glazed window overlooking the rear garden. Integrated cupboard/wardrobe, carpeted flooring, radiator.

### BEDROOM THREE

9'3" x 7'8" (2.84m x 2.34m )

Space enough for a small double bed. uPVC double glazed window to the front elevation. Carpeted flooring, integrated wardrobe with shelving, radiator.

## FAMILY BATHROOM

Low flush WC, ceramic wash hand basin with chrome mixer tap, ceramic bath, shower cubicle with electric shower. uPVC double glazed window to the rear elevation. Vinyl flooring, tiled walls.

## THE EXTERIOR

### REAR GARDEN

Tiered and part-paved, bordered by fencing. Additional area to rear, providing parking for a singular vehicle. Access to the:-

### SINGLE GARAGE

16'9" x 9'8" (5.13m x 2.95m)

Providing additional storage and currently used as a utility room, benefiting from power, light and plumbing. Fuse box, meters, washing machine,

### FRONT GARDEN

Primarily lawned with hedges and paving stones.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band D - Cornwall Council.

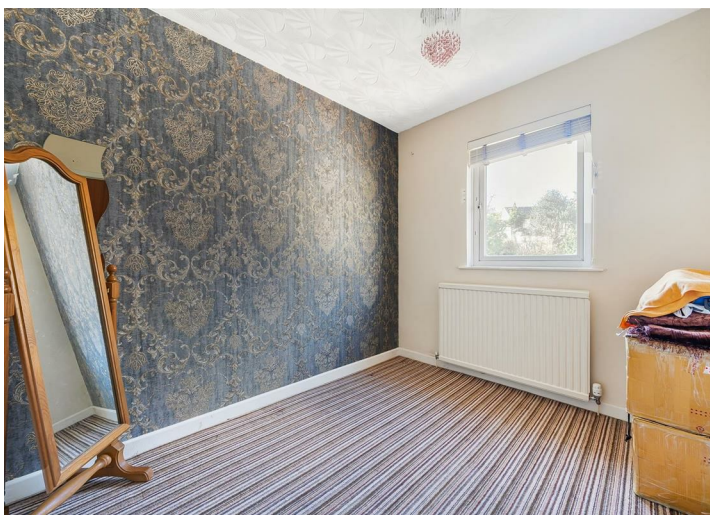
### TENURE

Freehold.

### VIEWING

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







# Floor Plan

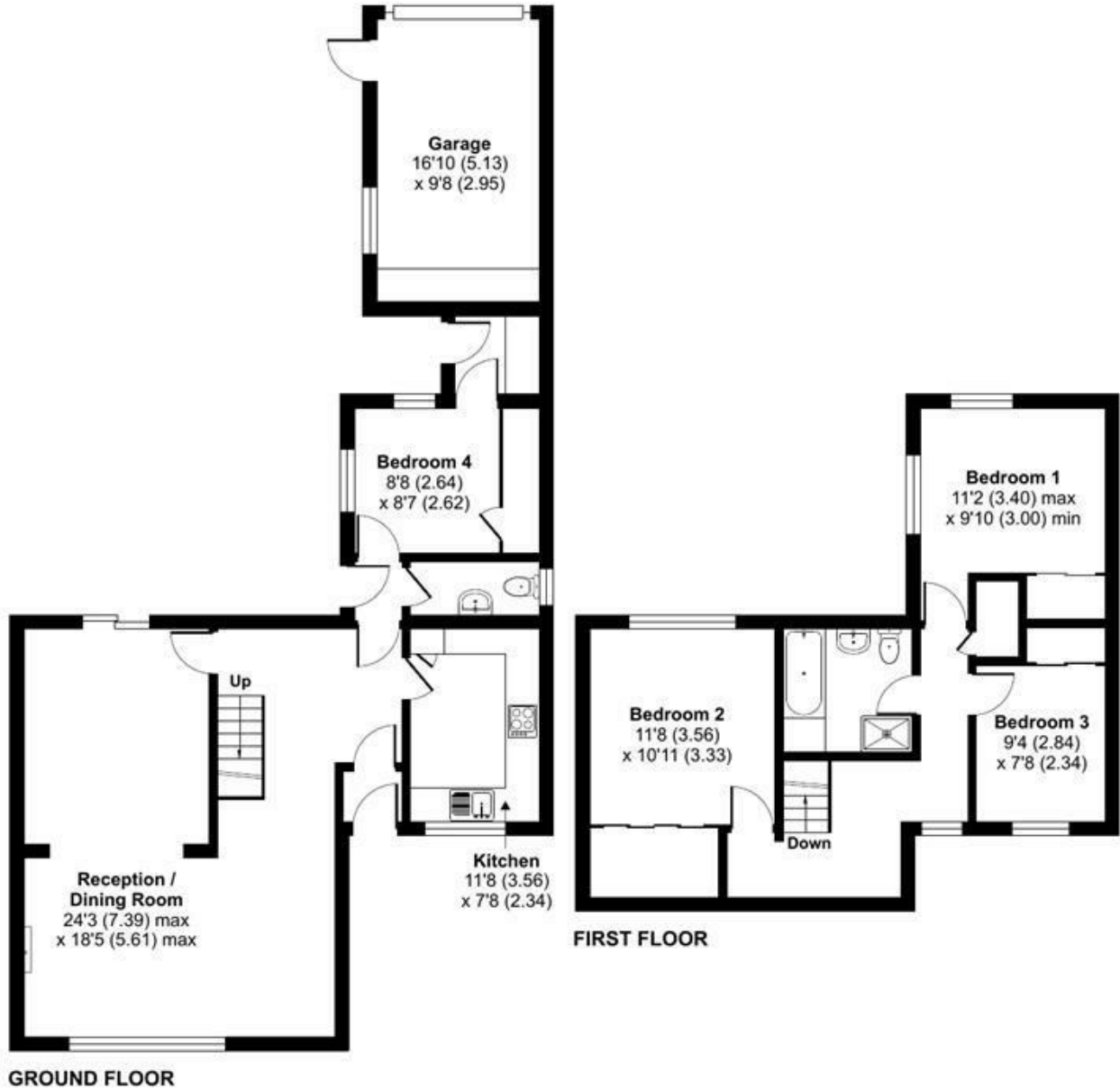
## Trevithick Road, Truro, TR1

Approximate Area = 1343 sq ft / 124.8 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1506 sq ft / 139.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Laskowski & Company. REF: 1090118