



46 FAIRFIELDS

PROBUS, TRURO

TR2 4FG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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PROBUS TRURO
TR2 4FG

DETACHED FOUR BEDROOM HOUSE

Situated in a very pleasant location on the edge of a modern development within the village overlooking the open green to the front and open countryside to the north.

Offering parking and a single garage as well as enclosed gardens in a corner plot.

4 bedrooms, master en-suite and family bathroom. Lounge, kitchen/dining room, utility and cloakroom.



GUIDE PRICE £435,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

No. 46 Fairfields is a detached modern house on one of the largest plots within the development. The house is beautifully presented and well maintained throughout with large light and spacious rooms, gas central heating and double glazed windows. The position is fabulous, overlooking the open green to the front and adjacent to open farmland to the north. The family sized accommodation offers four bedrooms, master en-suite and a family bathroom to the first floor. To the ground floor a sitting room and kitchen/dining room opens onto the rear garden, utility and cloakroom. The property boasts parking as well as a single garage, and a small front garden with a private garden to the rear as well as an allotment style garden to the side.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Stairs rising to the first floor with storage cupboard.

CLOAKROOM

Low level W.C. and hand wash basin.

LOUNGE

3.33 x 5.98 (10'11" x 19'7")

Light and spacious triple aspect room with French doors to the garden.



KITCHEN/DINING ROOM

5.98 x 3.42 (19'7" x 11'2")

Fitted with an excellent range of base and eye level wall units with worktop over, one and half stainless steel sink unit inset. Range of kitchen appliances including six ring gas hob with canopy extractor hood over and Range oven. Integrated dishwasher and space for fridge/freezer. Space for dining table and dresser. Triple aspect room with oak effect flooring. Opening into:

UTILITY

2.09 x 1.54 (6'10" x 5'0")

Worktop with storage under and space/plumbing for washing machine. Cupboard housing gas boiler. Door leading to rear.

FIRST FLOOR

MASTER BEDROOM

3.5 x 3.41 (11'5" x 11'2")

Dual aspect large double room with door into:

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EN-SUITE

2.06 x 1.54 (6'9" x 5'0")

Comprising a fully tiled shower cubicle, pedestal hand wash basin and low level W.C. Obscured window to rear.

BEDROOM 2

3.44 x 2.89 (11'3" x 9'5")

Double room with window to the rear.

BEDROOM 3

2.91 x 2.37 (9'6" x 7'9")

Dual aspect room with window to the front and side.

BEDROOM 4

3.02 x 2.30 (9'10" x 7'6")

Window to the front.

BATHROOM

2.63 x 1.89 (8'7" x 6'2")

Comprising a bath with shower over, pedestal hand wash basin and low level W.C. Obscured window to front, heated towel rail and extractor fan.

OUTSIDE

A gated pathway lined with pretty shrubs leads to the front door. The property benefits from off road parking with a single garage to the side. The rear garden is laid to both patio and lawn and is fully enclosed making it perfect for those with children or pets. There is a further area to the rear used as a vegetable garden with beds.

GARAGE

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents

Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS.
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St. Mawes, Truro TR2 5DT. Telephone 01326
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DATA PROTECTION

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COUNCIL TAX

Band E

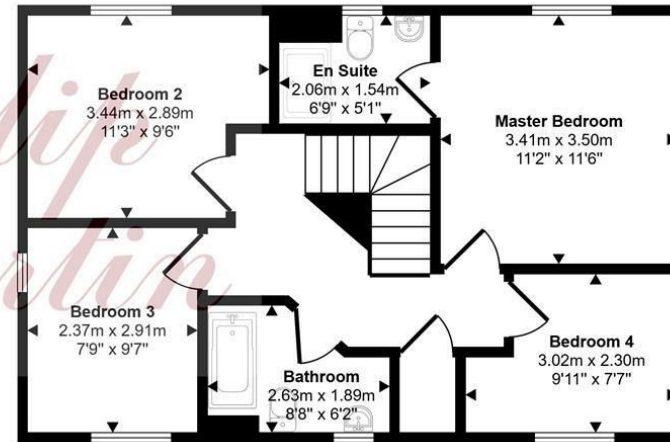
DIRECTIONS

Proceed into Probus from the Trewithen roundabout (at the top of the Probus bypass). Proceed over the mini roundabout and take the next right hand turning into Fairfields. Turn right at the T-junction and 46 is the first property on the left.

Approx Gross Internal Area
110 sq m / 1182 sq ft

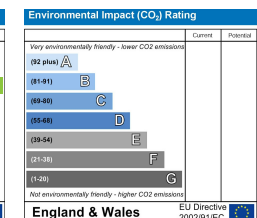
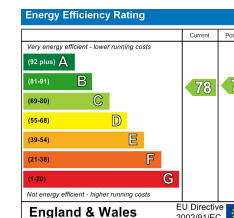


Ground Floor
Approx 55 sq m / 590 sq ft



First Floor
Approx 55 sq m / 592 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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