



CORNISH  
BRICKS

29 Cullen View, Probus

Guide Price £400,000







## 29 Cullen View

Probus, Truro

EXTENDED & SPACIOUS, CONTEMPORARY FAMILY HOME, in a FANTASTIC POSITION, CLOSE TO THE SCHOOL & VILLAGE AMENITIES, Located within the CONVENIENT and POPULAR VILLAGE of Probus. just a SHORT DRIVE from TRURO & ST. AUSTELL, within the CATCHMENT area for the ROSELAND ACADEMY which has been rated as outstanding by Ofsted and in the top 5% of schools nationally

This IMMACULATELY PRESENTED home has been MODERNISED & FINISHED TO A HIGH SPEC offers, SUPERB EXTENDED KITCHEN/DINING AREA, LARGE RECEPTION ROOM, LANDSCAPED GARDEN, GARAGE & PARKING.

### PROPERTY:

The property is a credit to our vendors who has been meticulous with the finish and created this fantastic home by extending to create larger kitchen/dining space with a contemporary look. Sure to tick all the boxes of those seeking a fantastic family home in a sought after and convenient residential location.

You enter the property onto the ground floor into the entrance hall. Accommodation on the ground floor comprises of a cloakroom/WC, entrance hallway, large lounge, which is light and airy with large window to the front and a feature log burner, the perfect place to retreat on those winter evenings.







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This flows through with an open archway into the extended kitchen/dining/living area. This is sure to impress, a great entertaining space, the hub of the home where the family can come together. It has large sliding doors looking out over and providing access to the outside space. There has been no expense spared with the finish! It offers a range of quality kettle kitchen units, a mix of solid wood and granite worktops, £8000 of appliances, wine cooler, fisher & Paykel fridge/freezer, dishwasher, induction hob with extractor over.

Stairs from the hallway rise to the first floor where you will find three bedrooms with one bedroom enjoying an en-suite shower room and then finally the family bathroom, the bedrooms to the rear offer beautiful church views

### EXTERNALLY:

The rear garden is simply beautiful and has been a real labour of love and is a credit to our vendor who over the years have thoughtfully landscaped and planted each and every area, which anyone that views will appreciate.

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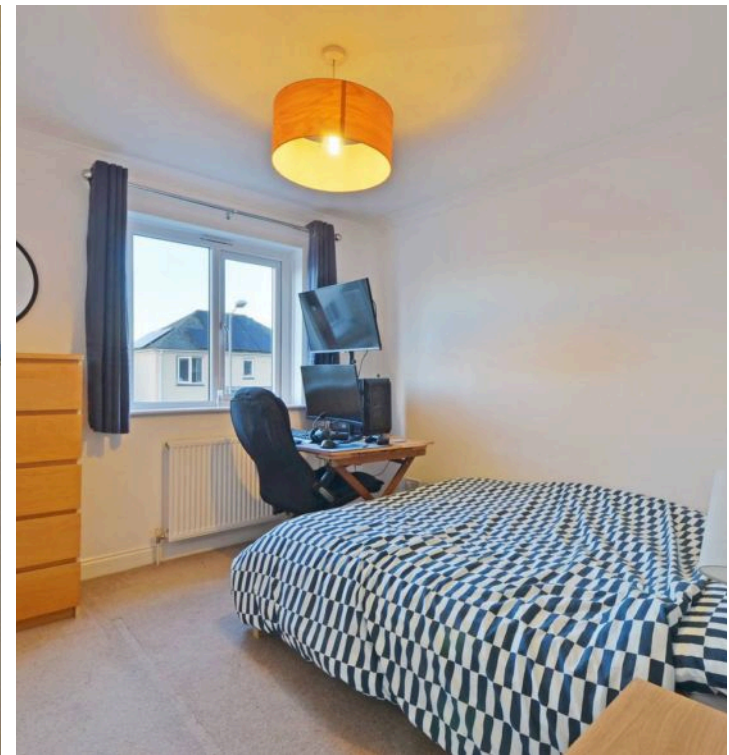
The generous garden has different sections with each section having its own style of planting all established with a seating area in each pocket to sit and enjoy the sun and south facing garden no matter what time of day. There is large patio area just outside of the conservatory and the garden has established hedging and trees which create a great deal of privacy.

From the rear garden you can access the utility area which used to be the rear of the garage and to the front the property offers off road parking for 2 vehicles and a small front garden which has been again beautifully planted.

### LOCATION:

The property is situated in the very heart of the sought after village of Probus, the property is just a couple of minutes from the village centre so you have all the village amenities on your doorstep.

Probus, is well situated to combine city living and beach life as it nestles between the outskirts of Truro and The Roseland Peninsula. It is a highly sought after and popular place to live due to its convenient location, school catchment, facilities and friendly village feel. With a regular and well-connected bus network, a local farm shop, petrol station, local pub, village store, church hairdressers, doctor's surgery, play park, fish and chip shop and a Chinese takeaway...it has a range of amenities far exceeding a village of its size, plus its nearest supermarket (Waitrose) is only 4 miles away.







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It has a local primary school and is in the all-important catchment for The Roseland Academy (rated Outstanding by Ofsted) and is currently the number 1 state school in Cornwall and in the top 5% of schools nationally.

TENURE: Freehold

SERVICES: Mains water, drainage, electricity and gas.

HEATING & GLAZING: UPVC double glazing & mains gas.

ROOM SIZES:

Sitting Room - 5.46m x 4.85m (17'11" x 15'11")

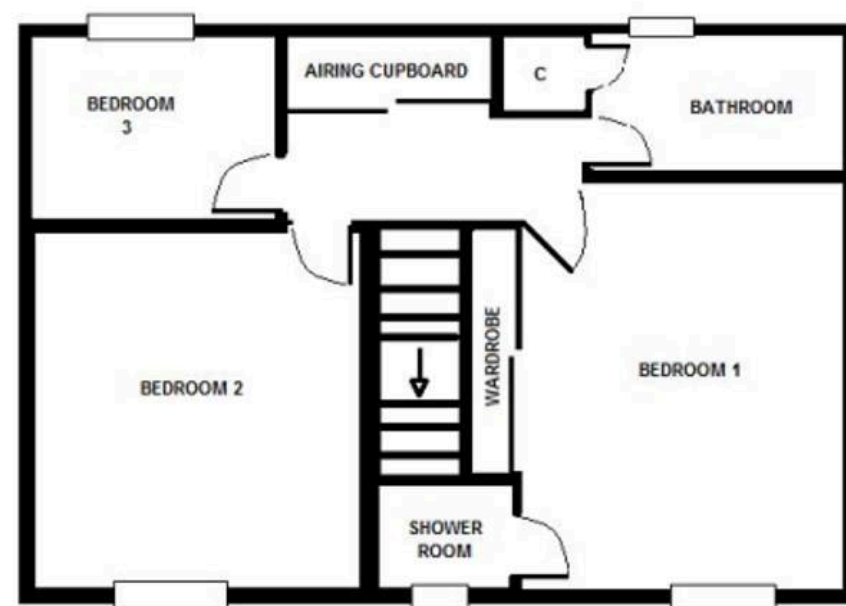
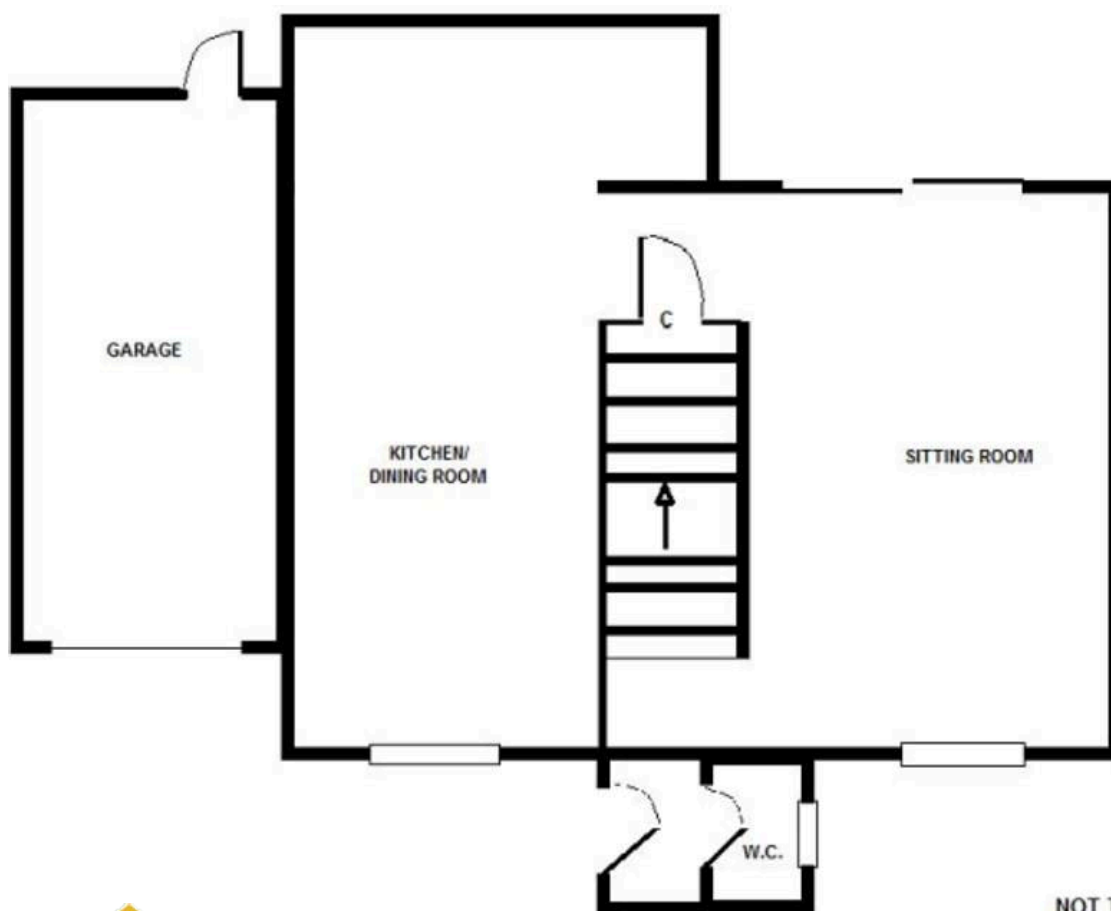
Kitchen/Dining Room - 8.15m x 3.00m (26'73" x 9'10")

Bedroom 1 - 3.63m x 3.10m (11'11" x 10'2" )

Bedroom 2 - 3.23m x 2.95m (10'7" x 9'8")

Bedroom 3 - 2.31m x 2.08m (7'7" x 6'10")

Garage - 5.13m x 3.68m (16'10" x 12'1")



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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## Cornish Bricks

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