

4 Dukes Field Trenerth Road Leedstown, TR27 5ER







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Step into luxury with this exceptional modern four/five bedroom detached house, boasting a flawless finish throughout. The grand entrance hallway sets the tone with its welcoming ambiance. Bedroom Five doubles as a versatile space, offering endless possibilities as a home office, hobby room, or a comfortable bedroom for a dependent relative, providing the flexibility you desire. The living room is a haven of tranquility, bathed in natural light pouring through patio doors and Velux windows. Complete with a cozy gas fired log burner, it offers the perfect spot to unwind on wintry evenings. The kitchen/diner serves as the heart of the home, an ideal space for entertaining. With an abundance of units, storage is never a concern, while a breakfast bar adds extra seating and essential worktop space. The dining area easily accommodates a large table, ideal for gatherings with loved ones. Conveniently located off the kitchen, a practical utility room ensures that unsightly white goods remain out of sight, preserving valuable unit space. Upstairs, the bedrooms are generously sized, with the master bedroom featuring an en-suite for added luxury. The family bathroom boasts both a walk-in shower and a separate bath for indulgent relaxation. What truly sets this property apart is its expansive garden. The enclosed rear garden features a large lawn area ideal for outdoor activities, alongside a patio where you can unwind and enjoy outdoor living. This is an opportunity not to be missed out on!!



The Mather Partnership, Offices in Helston & Hayle
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Offers In Excess Of £620,000

Location

Situated on the outskirts of the centrally located and convenient village of Leedstown. To the North can be accessed the A30 as well as the major towns of Camborne and Redruth, to the East is the nearby market town of Helston widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Marazion and Penzance, where your journey could end at lovely Land's End. Whilst to the west lies Hayle, St Ives and the spectacular North Coast famed for it's surf conditions. Leedstown offers a primary school and traditional public house, with nearby Townshend benefitting from an excellent and well stocked farm shop. There are a plethora of lovely rural walks in the area including nearby Crenver Grove with the property also being near to the historic Godolphin Estate with acres of land and a host of pretty walks and the site where the first episode of Poldark was filmed.

Accommodation

Entrance Hallway
Office/Bedroom
Living Room
Cloak Room
Kitchen/Diner

Utility Room

Stairs to Landing
Bedroom One with Ensuite
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom.

Outside

The garden area have been thoughtfully landscaped to maximise the space available. To the rear the property enjoys a larger than average garden which is mainly laid to lawn. The stylish patio area is situated in prime position so you can enjoy the sun. While to the front there is a further area of lawn bordered by a Cornish wall.

Garage

with an electric up and over door and power inside. Inside provides a useful amount of storage and benefits from loft style storage.

Parking

Off road parking for several vehicles. There is an electric charging point to the front of the property.

Council Tax Band- D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

New Build Warranty

The property will benefit from the remainder of a 10 year LABC Warranty.

Services

Mains water and electricity. LPG Calor Gas for Central Heating. Private drainage.

Broadband and Mobile Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

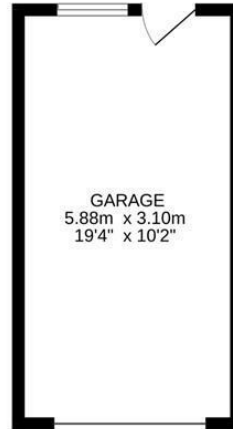
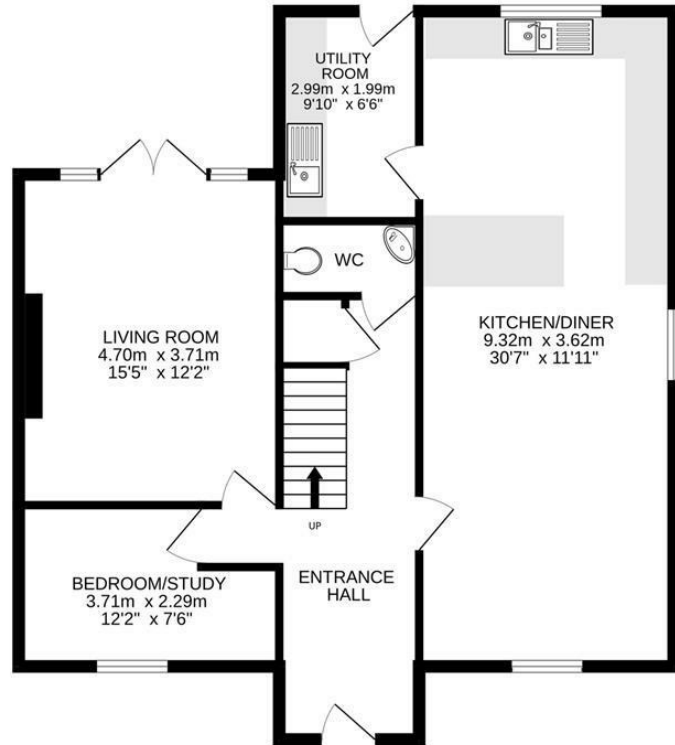
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

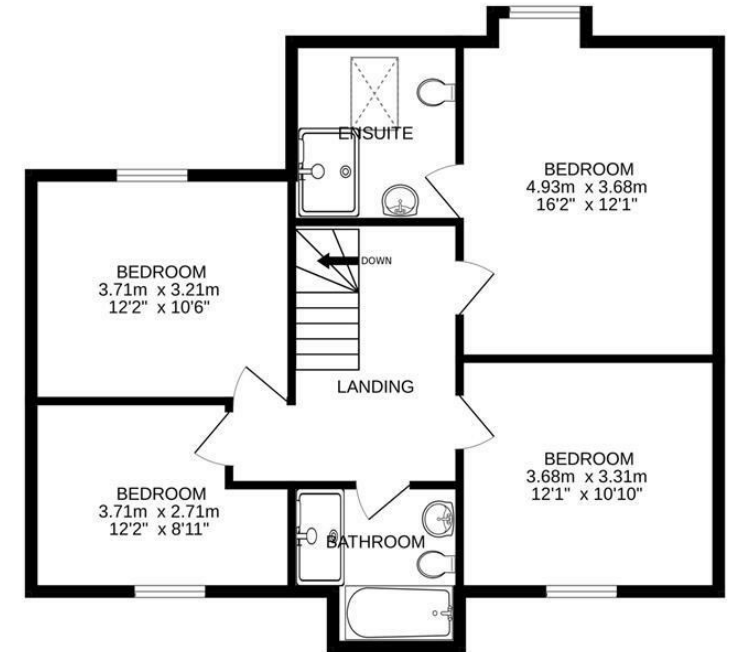
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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