



## 44 St. Michaels Road

Ponsanooth, Truro, TR3 7EE

**Guide price £330,000**



This extremely well presented character end terraced cottage is situated in the popular village of Ponsanooth and offers well proportioned family accommodation. There are three bedrooms, a lovely lounge/diner, a fitted kitchen, a useful utility/office and a first floor shower room. The property is double glazed and this is complemented by economy 7 heating. Externally there is a garage to the rear and lovely mature well stocked gardens with views over Canon Valley.





Set in the heart of the village of Ponsanooth, this three bedroomed end terraced cottage offers stunning views over Carnon Valley and towards Carnon Downs. It benefits from an extensive rear garden, a garage and economy 7 electric heating. The property is fully double glazed throughout with sash windows to the front. This really is a superbly presented property which is also on a main bus route and offers local amenities. An early inspection is recommended.

Upvc half obscure double glazed door to:

### LOUNGE/DINING ROOM

#### LOUNGE AREA

11'9" x 9'2" (3.60m x 2.80m)

With a focal slate fireplace, wooden mantel and recess shelving to either side inset with mood lighting. Night storage heater and a sash window with views over Carnon Valley.

#### DINING AREA

12'4" x 9'10" (3.78m x 3.00m)

With a night storage heater, a recess with mood lighting and a door to:

#### INNER HALLWAY

With a step to the kitchen and a side door. Stairs to the first floor with a useful downstairs storage space. Door to:

#### OFFICE/UTILITY ROOM

5'10" x 9'1" (1.78m x 2.79m)

Built-in cupboard, plumbing for white goods, recess with a built-in cupboard and shelving. Window and recess lighting. Door to:

#### WC

A dual aspect room with a low level wc, wall mounted wash hand basin, recessed lighting and underfloor heating.

#### KITCHEN

11'0" x 10'1" (3.36m x 3.08m)

An extensive range of eye level and base units with granite worktops and upstands. Belfast sink and space for white goods. Double oven, Bosch hob and extractor. Integrated fridge and dishwasher. Recessed lighting, obscure glazed window to the side elevation and a night storage heater. Turning stairs lead from the side door to the first floor.

### FIRST FLOOR

#### LANDING

Window to the side elevation, panel heater, built-in cupboard with shelving and loft access. Doors lead to:

#### MASTER BEDROOM

13'1" x 11'6" (4.00m x 3.52m)

A range of wardrobes with shelving and hanging space plus matching bedside cabinets. Night storage heater and a window to the side elevation.

#### BEDROOM 2

13'6" x 9'2" (4.12m x 2.81m)

Sash window to the front with stunning views over Carnon Valley towards Carnon Downs. Wall mounted heater.

#### BEDROOM 3

9'6" x 9'7" (2.90m x 2.94m)

Skylight with electronically operated blind.

#### FAMILY SHOWER ROOM

5'9" x 10'0" (1.77m x 3.05m)

Built-in cupboard with shelving housing the Albion hot water system. Low level wc, pedestal wash hand basin and a corner shower cubicle with curved sliding doors, tiled surround and a waterfall shower with separate shower spray.

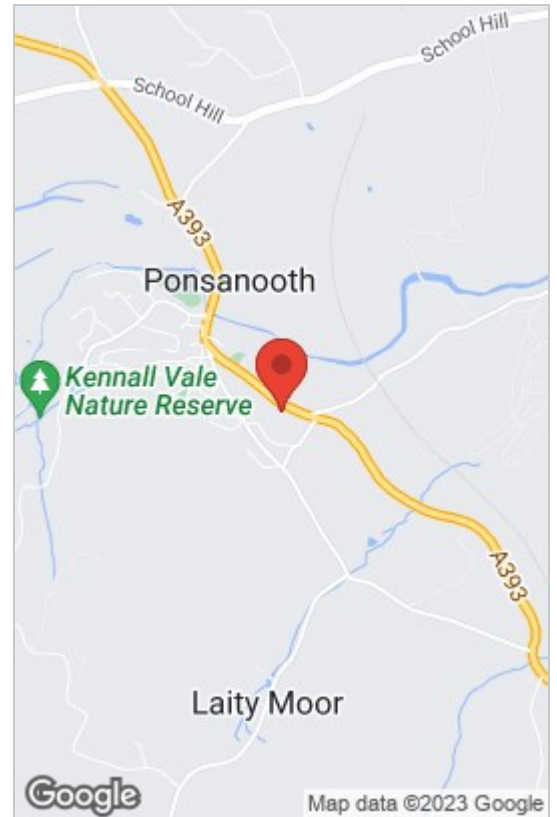
### OUTSIDE

The front garden is enclosed and mainly laid to lawn with borders of mature bushes and shrubs. One would describe it as a Cornish garden with Azaleas, Magnolias and an Acer. A driveway leads to the rear of the property and a GARAGE 3.60m x 5.50m (11'9 x 18') with a fuse box, an up and over door and power. There is a gated access leading to the rear tiered garden which is extremely well stocked and includes a vegetable plot, large greenhouse, a variety of Acers, Wysteria and Clematis again with a lawned area and further on up is a patio area with splendid views over Carnon Valley towards Carnon Downs.

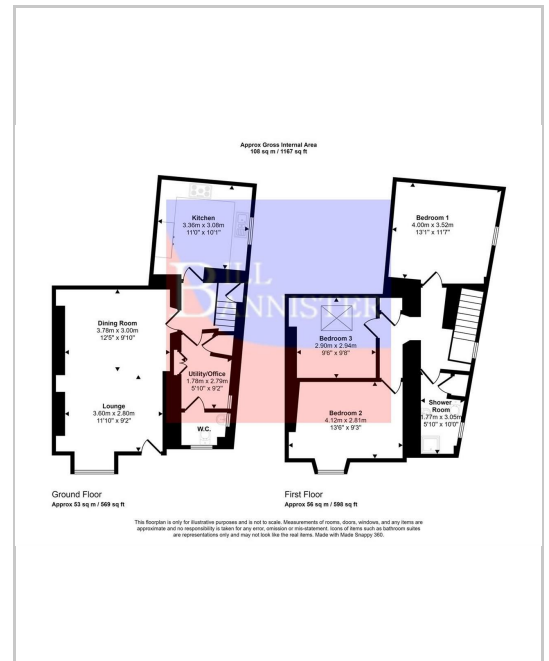
### DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through the village of Lanner and follow this road all the way through to the village of Ponsanooth. Proceed through the traffic lights, continue up the hill and the property will be found on the right hand side just after the village hall.

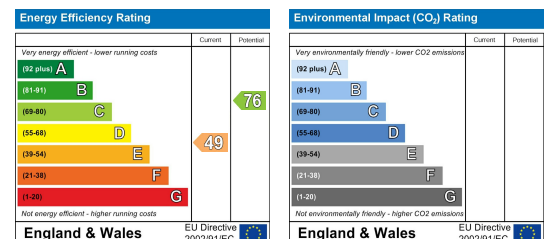
## Area Map



## Floor Plans



## Energy Efficiency Graph



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