

## 2 TREWITHAN PARC, LOSTWITHIEL, PL22 0BD



**A spacious and well presented four bedroom detached family size home with no ongoing chain, situated within a popular cul-de-sac development on the eastern side of the town.**

**Accommodation Comprises:- Entrance hall, cloakroom, lounge/diner, kitchen, conservatory, utility room, four bedrooms, en-suite bathroom, shower room, uPVC double glazing, gas fired central heating, integral garage, driveway and gardens.**

### Offers Over £400,000

## SITUATION

Trewithan Parc is an established development of homes built around the mid 1980's on the fringes of the town, but still a relatively short walk from the town centre. Lostwithiel is renowned for its vibrant community, boasting a variety of independent shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station, a choice of two primary schools and a pre-school. Secondary level schooling is catered for at nearby Fowey (7 miles) and Bodmin (5 miles) respectively.

A purpose-built community centre provides recreational and sporting facilities, next to the King George V playing field and the River Fowey.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

uPVC double glazed front entrance door opening into:-

#### Entrance Hall

Radiator. Telephone point. Turning open tread staircase to first floor. Doors to lounge/diner, kitchen and utility room. Door into:-

#### Cloakroom

Matching low level W.C and wash hand basin with tiled splashback. Laminate floor. Obscure uPVC double glazed window to side elevation.

#### Utility Room

7' 7" x 7' 6" (2.31m x 2.29m) Rolled edge worktop with inset one and a half bowl ceramic sink and drainer with mixer tap. Range of white fronted wall and base units. Bosch washing machine. Zanussi tumble dryer. uPVC double glazed window to front elevation. Radiator. Vaillant gas fired combination boiler. Electric consumer unit.

#### Lounge/Diner

20' 8" x 19' 7" (6.30m x 5.98m) (L-shape maximums) A spacious dual aspect room with uPVC double glazed windows to front and rear elevation. uPVC double glazed french doors opening to rear garden. Fireplace with inset coal effect gas fire. Two radiators. TV aerial and telephone points. Door from dining area to entrance hall.

#### Kitchen

10' 6" x 9' 6" (3.21m x 2.89m) Fitted range of wall, base, and drawer units with wood worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Rangemaster cooker with five burner gas hob. Beko slimline dishwasher. Space for under-counter fridge. Laminate floor. Radiator. Extractor fan. uPVC double glazed window to rear elevation. uPVC double glazed door to:-

#### Conservatory

10' 5" x 8' 5" (3.18m x 2.57m) Radiator. uPVC double glazed windows to rear elevation. uPVC double glazed sliding patio door to rear garden. Sloping polycarbonate roof. Obscure uPVC double glazed door to:-

#### Integral Garage

18' 9" x 9' 3" (5.71m x 2.81m) Sectional up and over door to front. Door to rear garden. Gas meter. Light, power and water connected.

### FIRST FLOOR

#### Landing

uPVC double glazed window to front elevation at half landing level. Access to a fully insulated loft space. Radiator. Large built-in airing cupboard with shelving and radiator. Doors to bedrooms and shower room.

#### Bedroom One

11' 7" to front of wardrobes x 9' 7" (3.52m x 2.91m) Radiator. uPVC double glazed window to rear elevation. Range of fitted wardrobes with mirrored sliding doors. Separate built-in wardrobe. Door into:-



#### En-Suite Bathroom

7' 4" x 5' 10" (2.24m x 1.77m) White suite comprising:- Panelled bath with mixer shower attachment, low level W.C and pedestal wash hand basin. Heated towel rail. Part tiled walls. Shaver socket. Obscure uPVC double glazed window to rear elevation.

#### Bedroom Two

10' 10" x 8' 8" (3.29m x 2.63m) (Maximum) Radiator. uPVC double glazed window to front elevation. Built-in wardrobe.

#### Bedroom Three

10' 6" x 7' 9" (3.20m x 2.37m) Radiator. uPVC double glazed window to rear elevation. Built-in wardrobe.

#### Bedroom Four

10' 5" x 7' 7" (3.18m x 2.30m) Radiator. uPVC double glazed window to front elevation. Built-in wardrobe.

#### Shower Room

7' 7" x 7' 6" (2.31m x 2.28m) White suite comprising:- Walk-in double shower cubicle, low level W.C and pedestal wash hand basin. Part tiled walls. Heated towel rail. Obscure uPVC double glazed window to front elevation.

### OUTSIDE

The front garden is laid to chippings with various trees and plants and adjoining driveway with parking for two cars. Gated access to the side of the property leading to an enclosed low maintenance rear garden, featuring a stone paved patio and artificial grass with attractive flowerbed borders.

### ENERGY RATING

C(74).

### COUNCIL TAX

Cornwall Council. Tax Band 'E'.

### DIRECTIONS

Coming into Lostwithiel on the A390 from the west, go through the traffic lights and stay on this road for approximately quarter of a mile. Turn right into Cott Road (signposted for Lerryn) and at the crossroads go straight across into Lanwithan Road. Take the second right-hand turning into Coffee Lake Meadow and follow the road down to Trewithan Parc. No.2 is the second property on the left-hand side.



**OPEN PLAN LOUNGE/DINER**



**BEDROOM TWO**



**KITCHEN**



**BEDROOM THREE**



**CONSERVATORY**



**BEDROOM FOUR**



**BEDROOM ONE**



**SHOWER ROOM**



**REAR GARDEN**

**GROUND FLOOR**



**FIRST FLOOR**



Measurements are approximate. Not to scale. Illustrative purposes only  
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**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**



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