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BILL BANNISTER

Sales & Lettings



Tregwyn Tregonning Road

Stithians, Truro, TR3 7FG

£399,950

4 1 2 E



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Set on the edge of this popular community focused village, we bring to market this four bedroomed dormer bungalow on a generous plot with space for expansion or development, subject to the necessary planning permissions, and is also offered for sale with no onward chain. Enjoying an elevated position behind a landscaped front garden with generous planting space to the rear, a rising driveway gives access to this property that was built to the vendor's specification. A useful entrance porch that leads to an internal front door which in turn opens into a generous T-shaped hallway which has a quite unique teak staircase with decorative wrought iron baluster feature, one of a number of interesting characteristics within this welcoming home. There is a nice interconnecting feature between the lounge at that front, which enjoys very pleasant views over the front garden, through the dining room, with its own side aspect outlook and into the kitchen via an open access archway. The kitchen benefits from integrated cooking appliances including an induction hob. The lounge, dining room and kitchen have pine ceilings. From the kitchen, access is gained to the useful rear utility room which has a very handy WC. In turn, an external door leads out to the rear garden. Continuing on the ground floor, there is a very modern, fully tiled shower room which has a large walk-in shower enclosure and two bedrooms, one to the front with pleasant views over the garden, with the added benefit of a built-in wardrobe. The second, to the rear, is currently used as a sitting room but could be re-purposed back into a bedroom where there is also a built-in wardrobe/storage. To the first floor, there are two bedrooms, one to the back overlooking the rear garden and a second which overlooks the side aspect and enjoying lovely far reaching views over open countryside to the south east. There is also the bonus of a first floor wc and a wash hand basin. Benefiting from owned solar panels, the property enjoys underfloor heating throughout, with the exception of the utility room, and this is complemented by double glazing. Externally, a rising driveway, flanked by traditional walls, offers parking for multiple vehicles. The driveway divides a delightful, landscaped front garden with a patio area behind which enjoys a South West facing position. There is a very good sized adjoining garage with workshop space and an electric roller door opening. A generously sized split level rear garden will certainly appeal to those who enjoy the outdoors in peaceful surroundings where there are fruit trees, raised borders and planting areas, all with the back drop of views over the charming open countryside. In terms of location, the village of Stithians is a very popular location as it lies in the middle of the triangle bounded by Redruth, Helston and Falmouth, all of which can be reached by public transport. The local primary school along with a pre-school is very convenient being within a ten minute walk of the property. Furthermore, there is a doctor's surgery, a convenience store and a popular public house, all within the same area. There is a monthly produce market held at the Stithians Centre which is opposite the pub and there you will also find the library. There is a large children's play area within the same vicinity. Further afield, Stithians Lake and its activities centre are within a fifteen minute drive. The city of Truro can be reached in around twenty five minutes by car. The surrounding area also offers many countryside walks.

Upvc front door with a clear double glazed panel and a clear double glazed panel above opens to:

ENTRANCE PORCH

Internal front door with obscure glazed panels and obscure glazed side panels that opens to:

T SHAPED HALLWAY

Teak staircase with a decorative wrought iron infill feature leads to the first floor. A door opens to an understairs storage cupboard.

BEDROOM 3

12'2" x 10'1" (3.72m x 3.09m)

Upvc double glazed window overlooking the front garden and aspect. Built-in wardrobe with hanging space and storage cupboards above.

SITTING ROOM/BEDROOM 4

8'7" x 9'8" (2.62m x 2.95m)

Upvc double glazed window overlooking the rear garden and aspect. Built-in wardrobe with hanging space and shelved storage with high level storage cupboards above.

SHOWER ROOM

8'7" x 5'11" (2.63m x 1.81m)

Fully tiled with a low level wc and a wash hand basin set into a vanity unit with a pull cord light and shaver adapter above. Walk-in shower with a Mira Elite SE electric shower, aqua board splash back and a glass shower screen. Wall mounted towel radiator and a Heatstore wall mounted pull cord high level electric fan heater. Two upvc obscure double glazed windows to the rear aspect.

DINING ROOM

10'4" x 11'11" (3.16m x 3.64m)

Pine panelled ceiling and a recess with a built-in sideboard and storage shelves above. Concertina door opens to a pantry/shelved storage with an automatic light.

LOUNGE

14'5" x 14'2" (4.41m x 4.32m)

Upvc double glazed window overlooking the front garden and aspect. Coal effect electric fire set on a slate hearth with a slate fireplace surround plus a built-in tv stand. Pine panelled ceiling. Open access archway and an adjoining open access serving feature leads to:

KITCHEN

10'1" x 8'2" (3.08m x 2.51m)

Pine panelled ceiling. Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Integrated Neff induction hob and an integrated Meile oven and grill. Double stainless steel sink below a upvc double glazed window overlooking the rear garden and aspect. Straight edge work surfaces plus space and plumbing for a free standing dishwasher under a straight edge work surface. Concertina door opens to:

UTILITY ROOM

7'8" x 7'10" (2.35m x 2.41m)

Space and plumbing for a washing machine and space for a tall fridge/freezer. Upvc double glazed window overlooking the rear garden and aspect. Upvc door with half obscure double glazed panel to the rear garden and a door to:

Tel: 01209 210333

WC

Low level wc and a wash hand basin set in a vanity unit with a tiled splash back.

FIRST FLOOR

REVERSE L SHAPED LANDING

Door to the roof space eaves for storage with the solar panel board. Sliding doors open to a storage cupboard with shelving.

WC

Low level wc and a wash hand basin set in a vanity unit with tiled splash back and a pull cord light with shaver adapter above. Extractor fan and an access door to the roof eaves storage space.

BEDROOM 1

10'9" x 9'11" (3.28m x 3.03m)

Upvc double glazed window overlooking the side aspect. Recessed storage area with hanging space. Door opens to a full height storage cupboard housing the hot water cylinder.

BEDROOM 2

12'0" x 10'2" (3.66m x 3.11m)

Night storage heater below a upvc double glazed window overlooking the side aspect with far reaching views over open countryside in a south easterly direction.

OUTSIDE

To the front a pillared entrance leads to a rising driveway with traditional stone walled borders either side. There is a laid to lawn feature with borders of mature plants, shrubs and trees. The driveway provides parking for approximately four/five vehicles. There is a laid to lawn border leading to a turning area and a laid to lawn area with a gravel pathway having borders of mature bushes, plants and shrubs. There is a front patio with dwarf walls and a raised patio behind with steps up to the front door. The driveway leads a GARAGE 2.82m x 8.03m (9'3 x 26'4) with an electric roller door, lighting and power, a upvc double glazed window overlooking the rear garden and a upvc door with a half glazed panel opens out to the rear pathway. There is an external tap. The rear garden is fully enclosed with steps up to a split level

garden and a pathway splits two laid to lawn areas. The pathway leads to a rear patio with quite far reaching views over open countryside towards the south east. There is a raised area with a shingle feature having a power and water source within it. There are raised planting features and a border of fruit trees.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth proceeding through the village of Lanner. Continue towards Ponsanooth and at the crossroads at the top of Ponsanooth Hill turn right towards Stithians and follow this road all the way into the village. At the crossroads turn left into Tregonning Road and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

Mains drainage, mains water, mains electricity and electric underfloor heating. Owned solar panels.

Broadband highest available download speeds - Standard 20 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Good outdoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



Road Map



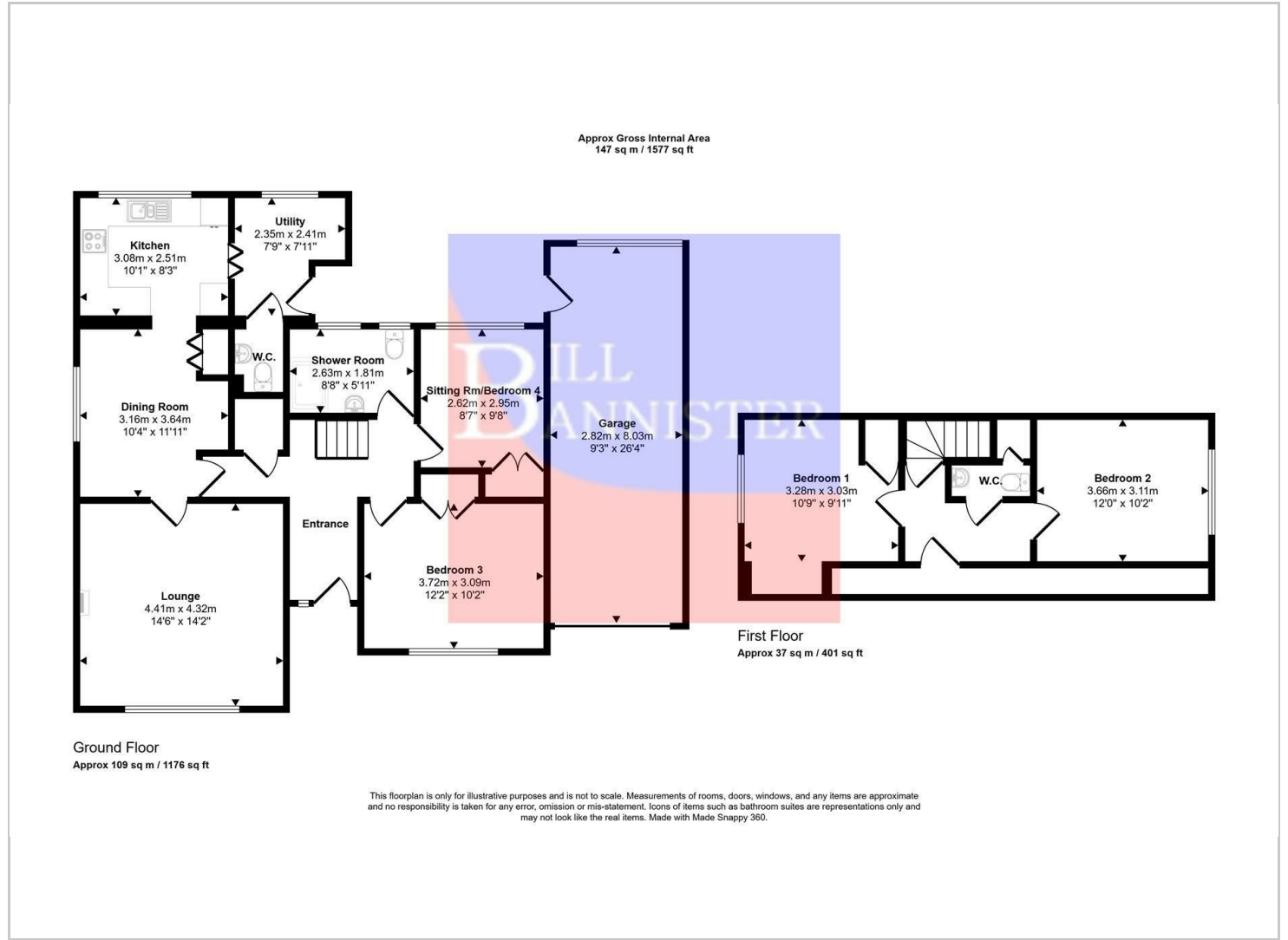
Hybrid Map



Terrain Map



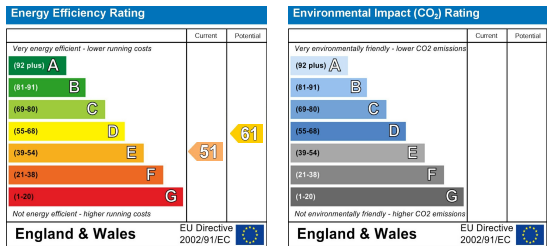
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.