



59 Tinney Drive, Truro, TR1 1AT
£375,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern detached house
- Quiet residential location close to city centre
- 3 bedrooms, master en-suite, family bathroom
- Living room, kitchen/diner
- Green outlook to front and rear
- Gorgeous landscaped garden
- Integral garage and driveway for two cars
- Video tour available



A beautifully presented modern detached home in a sought-after residential location close to the city centre. Immaculate three bedroom accommodation with gorgeous garden, integral garage and driveway for two cars.



The Property

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Entering the property a welcoming entrance hall provides access to the integral garage to the right which is a good size and has a fitted utility space to the rear. To the left of the ground floor the good sized master bedroom has integral wardrobes and a generous, modern en-suite shower room to the rear. Stairs rise to the first floor where the rest of the beautifully presented accommodation is found from a large landing area with storage cupboard. The living spaces are located to the front of the house filled with natural light and with a leafy green outlook. The living room is a great size with open fire and glazed double opening doors to a Juliette balcony. The kitchen/diner can be accessed directly from the living room or the landing and is a high specification modern fitted kitchen with integrated appliances, gas range cooker, breakfast bar and with space for a dining table beyond again with glazed double opening doors to another Juliette balcony. To the rear of the first floor there are two more bedrooms and a generous family bathroom again with a high end modern finish across a four-piece white suite offering both bath and separate shower facilities. The property has been recently updated and impeccably maintained with nothing to do on move in day.

Outside the rear garden is a real treat accessed from the first floor and enjoying the afternoon and evening sunshine. A level area of lawn and a patio seating area has a leafy green and blissfully quiet atmosphere and is enclosed by fencing and a wonderful Cornish stone wall with planted beds. There are storage areas either side of the house and to the front is a small area of garden and driveway parking for two vehicles.

This is a super opportunity for those seeking a modern low maintenance home in a great location, to be enjoyed from the day you get the key!





The Location

Tinney Drive is a very popular residential estate located on the North/East side of Truro. This is peaceful and practical living in lovely surroundings whilst being less than a mile, or a 20 minute walk, to the city centre. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



GROUND FLOOR



1ST FLOOR

Property Information

Tenure: Freehold

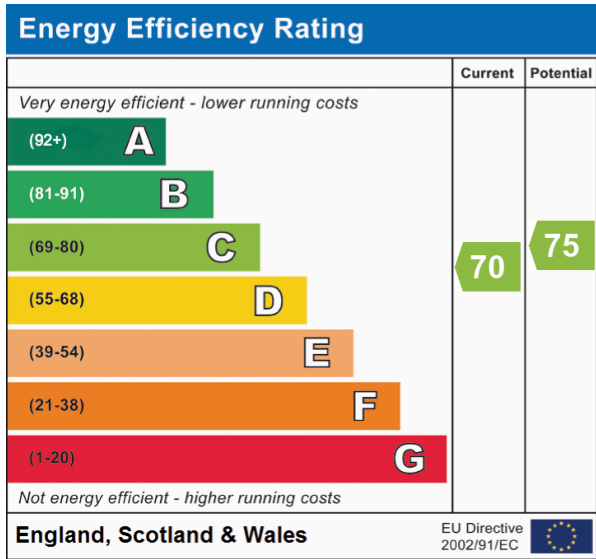
Council Authority: Cornwall

Council Tax Band: D

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network O2 (good outdoor and indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

