



73 Centenary Way, Threemilestone, Truro, TR3 6FH
£400,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern desirable detached house
- Popular estate, end of cul-de-sac position
- 4 bedrooms, master en-suite, family bathroom
- Kitchen/breakfast room, open plan living/dining room
- Beautifully landscaped rear garden
- Garage plus driveway parking
- Green woodland outlook
- Video tour available



A fantastic detached house in a wonderful end of cul-de-sac position with a beautiful woodland outlook. Immaculately presented four bedroom accommodation with landscaped rear garden, garage and off road parking.



The Property

Built in 2016, this executive style detached house has masses of kerb appeal and is situated in an end of cul-de-sac position with a beautiful green outlook. Immaculately presented four bedroom, two bathroom accommodation complete with a beautifully landscaped rear garden, garage and off road parking.

Entering the property the high specification is immediately apparent with a tiled entrance hallway providing access to all of the ground floor rooms. To the left there is a WC and separate useful great sized cupboard. The kitchen is on the right and has a large window to front aspect enjoying the green outlook. There is a range of base and eye level fitted units, worktop, basin and integrated appliances. There is also adequate space here for a small breakfast table with the current owner cleverly positioning a fold out table with chairs to the wall for informal seating without affecting the flow of the room.

To the rear there is a wonderful open plan living and dining room with gorgeous wood laminate flooring running throughout. The room is adaptable to be laid out in a number of ways and has the benefit of a window to rear aspect and glazed double doors opening to the rear garden providing a seamless access to the outside. There is also a good sized understairs storage cupboard housing the water tank.

On the first floor a light filled landing provides access to all of the sleeping accommodation. There are four bedrooms in total comprising two good sized doubles and two singles. The main bedroom is set to the rear and has the benefit of an en-suite shower room whilst the other three rooms are served by a well-appointed family bathroom. The two bedrooms to the front of the property enjoy the best of the views across the green woodland outlook.

Outside the rear garden is a relatively level West facing space enjoying the afternoon and evening sunshine enclosed by high stone walls and fencing creating a safe and private outdoor space. The garden has been beautifully landscaped by the owner to create a low maintenance yet incredibly enjoyable outdoor area. A lower slate tiled patio is accessed directly from the living room and is perfect for al-fresco dining. Three shallow steps then provide access to an upper large patio area which is a real sun trap and enjoys the outlook over the wonderful water feature and surrounding planted beds. To the side of the house is a single garage with power, light and pitched roof storage with a driveway for one car in front. Further parking is available on the estate and is unrestricted.

For those looking for a detached four bedroom home in perfect condition within lovely surroundings then look no further.





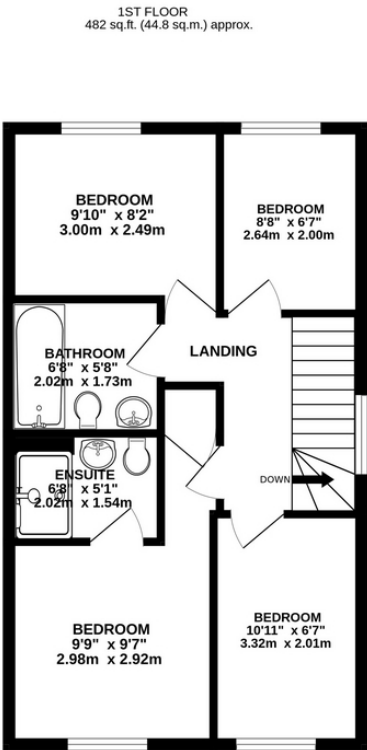
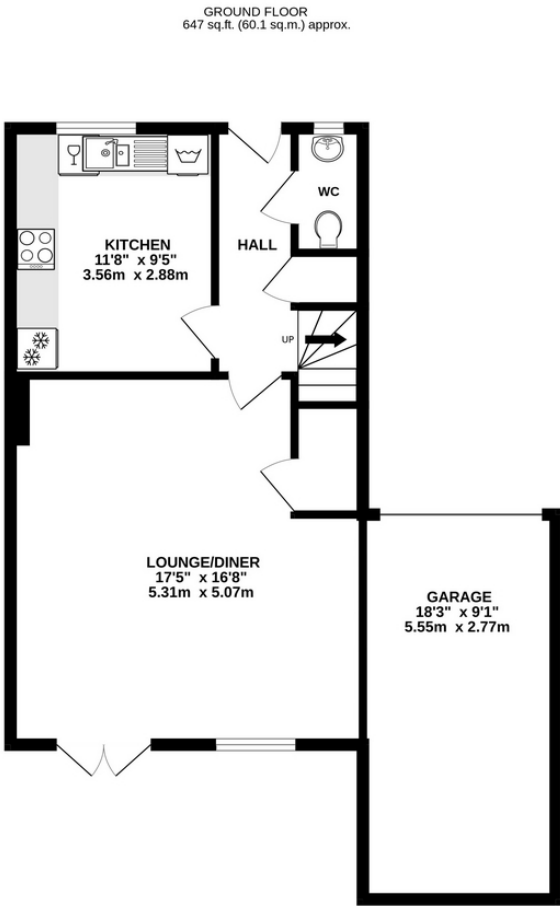
The Location

Centenary Way is situated between Truro and Threemilestone around 2.5 miles West from the city centre and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than half a mile away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep and green spaces with a playing field located immediately in front of the house which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

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



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

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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Property Information

Tenure: Freehold

Estate Charge: £310 per annum.

Council Authority: Cornwall

Council Tax Band: D

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

Mobile Signal: All networks good outdoor.

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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