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33 Chyvelah Vale

33, Chyvelah Vale, Gloweth, Truro, TR1 3YJ



Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

Tucked away on this popular modern development, a delightful chalet style bungalow with mature gardens and excellent parking.

- Chalet Style Property
- Conservatory/ Sun Room
- Well Established Cottage Style Gardens
- Off Street Parking For 2/3 Cars
- Modern Stylish Kitchen/ Breakfast Room
- Balcony/ Sun Terrace
- Tucked Away Estate Location
- No Onward Chain
- Freehold
- Council Tax Band D

Guide Price £290,000

### SITUATION

Located on the favoured western side of Truro in the outlying suburb of Gloweth, the property is conveniently located for Treliske hospital and Truro College, both by foot are within 15 minutes walk and Truro city centre two miles away by car.

Truro is rich in history and architectural heritage and has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station provides links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.

### DESCRIPTION

Level access is offered from the parking spaces, upon entering the property via the hallway you are welcomed by a spacious L shaped lounge/ diner which opens onto the conservatory and then in turn onto the garden. This living space offers ample scope for both relaxation and entertaining, creating a warm and inviting atmosphere. Off the entrance hall you can find a useful utility room housing the boiler with space for a tumble dryer, furthermore space to hide away shoes and coats. There is a ground floor modern white bathroom and double bedroom with fitted wardrobes. The kitchen is a highlight of the property featuring modern sleek cabinets, moulded worksurfaces incorporating a slim breakfast bar and integrated appliances.

Upstairs, you'll find a light and airy double bedroom suite with concealed eaves storage cupboards plus full height wardrobes and the en-suite shower room. The master is spacious and features ample storage. The upstairs is

completed by a delightful sun terrace accessed directly off and provides a further space for alfresco enjoyment.

### OUTSIDE

Unquestionably one of the featured aspects of this property is the well-established mature cottage style garden. The surprisingly large garden offers good levels of space and privacy relatively speaking and enjoys tiered levels incorporating a paved patio to the immediate rear, steps up to a good sized lawn with mature trees and shrubs and a further area of decking with a hexagon pagoda seating arrangement. In addition there is a greenhouse and timber garden shed, all contained by fencing with a side access gateway.

To the front of the property is a further area of garden and off street parking for 2/3 cars.

### SERVICES

Mains electricity, gas, water and drainage. Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors – Likely.

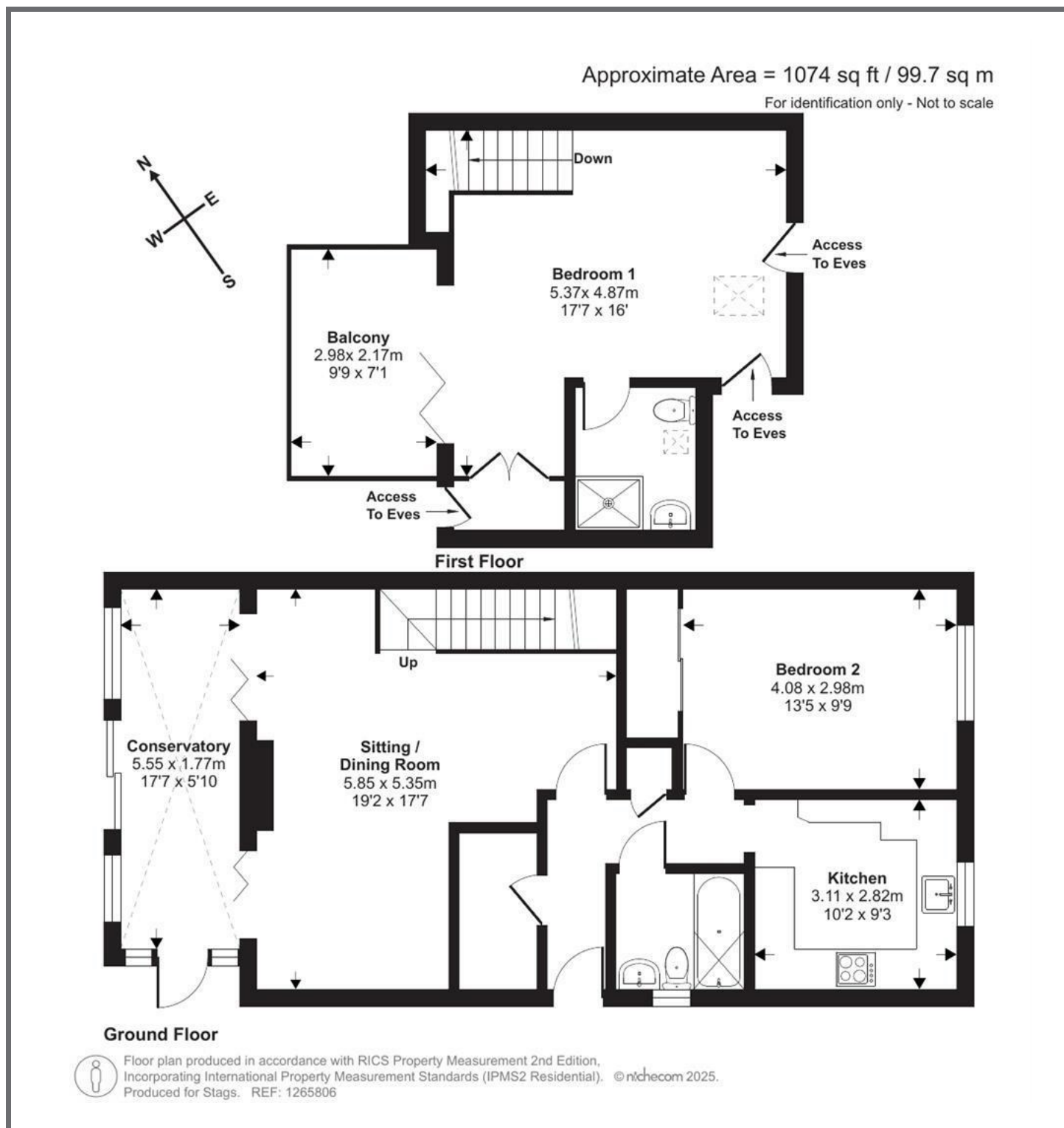
### VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

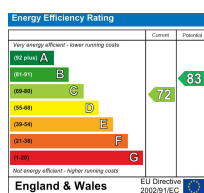
### DIRECTIONS

Exiting Truro for Threemilestone, at the roundabout opposite Truro College take the first left hand junction and proceed past the college, at this roundabout take the second exit and proceed down the hill. At the next roundabout continue straight over and follow the road down the hill. Continue on this road and then take the left hand turning towards the bottom of the hill and continue round to the left towards the end of the cul-de-sac where number 33 can be identified by a Stags For Sale sign.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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