



4 Kew Wav, Probus, Truro, TR2 4FN
£365,000


JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Attractive, double fronted family home
- South facing garden
- Driveway parking, garage
- 3 bedrooms, principal en suite, family bathroom
- Living room, kitchen/diner, downstairs WC
- Semi detached
- Video tour available



A superbly presented, double fronted, semi detached 3 bedroom home situated in a popular Truro village location, with the benefit of a large single garage, driveway parking and a level lawn south facing garden.



The Property

Built in 2018 and situated in a popular Truro village location - an attractive, double fronted, 3 bedroom semi detached family home which is presented beautifully and benefits from lovely and light accommodation, driveway parking, a large single garage and a wonderful south east facing garden.

The accommodation comprises a good size entrance hall, which has stairs leading to the first floor and in turn provides access to the sitting room, the kitchen/dining room and the downstairs WC.

The sitting room which is a lovely space, has a window overlooking the front elevation, a feature bio fuel stove and plenty of space for multiple sofas. The kitchen/dining room is a lovely, double aspect space.

The kitchen itself is well appointed with a range of base and eye level gloss white units with wood effect work surfaces, an integral fridge/freezer, an integral oven, a dishwasher, a window overlooking the driveway and is semi open plan to the dining room, which currently houses a large dresser and a 6 seater dining table. The downstairs WC is a two piece suite with a WC and pedestal wash hand basin



Upstairs, 3 bedrooms and a family bathroom can be found. The principal bedroom which overlooks the front elevation, is a large double and has the benefit of 3 piece en suite shower room.

Bedrooms 2 and 3 are good size rooms, both benefitting from lovely countryside views. The family bathroom is a well appointed 3 piece suite with a pedestal wash hand basin, a WC and a panelled bath with shower over.

To the front of the property, driveway parking for 2/3 vehicles and access to the property's large single garage.

To the side, a lovely south facing lawned garden bordered by high fencing, a raised flower bed with an array of plants and shrubs and an area of gravel which surrounds the garage. There is also an area to the rear of the property perfect for storage and access to the garage via a door.

In all, a truly lovely family home, presented beautifully in a popular location - a viewing is wholeheartedly recommended.







The Location

Probus has proven a very popular village to live in and justifiably so. This location blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only a 5 mile (10 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for with amenities here with a village hall, farm shop, petrol station, local pub, village store, church, hairdressers, doctors surgery, play park, fish & chip shop and Chinese takeaway. There is a well-regarded primary school in the village and several other good options nearby and secondary schooling is readily available either in Truro or at the Ofsted rated excellent Roseland Academy 2.5 miles away in the village of Tregony. To the South you can be on the stunning Roseland Heritage Coast in around 5 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 10/15 minutes as well.

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.

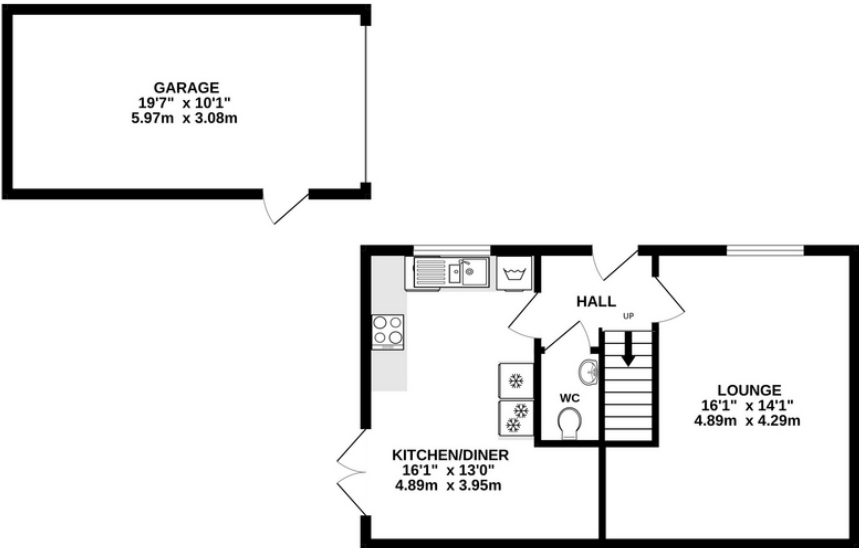


View from bedroom 3

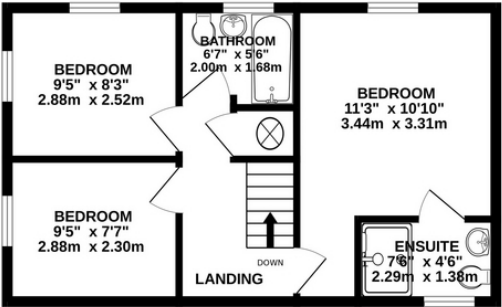


Floorplan

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



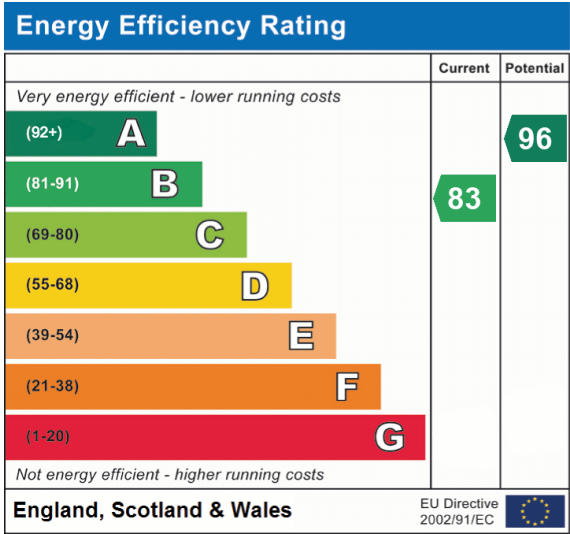
TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

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
Council Authority: Cornwall Council
Council Tax Band: D
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: All networks good outdoor.
Broadband: Superfast available. Max download speed - 46Mbps. Max upload speed - 8Mbps.



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.

