Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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Grenville House
Grenville Road
Truro
TR1 3TJ

A BEAUTIFULLY PRESENTED TWO-BEDROOM DETACHED CONTEMPORARY HOME WITH PARKING AND A SOUTH-FACING GARDEN, CONVENIENTLY SITUATED CLOSE TO TRURO CITY CENTRE

Grenville House is an immaculately presented detached home built in 2020 and finished to a high standard throughout and sold with no chain.

The bright and contemporary accommodation comprises an impressive open plan living space and fitted kitchen, two dual-aspect double bedrooms and a stylish modern bathroom. Outside is driveway parking for two vehicles and an attractive south-facing rear garden.

Guide Price £295,000

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GENERAL COMMENTS

Grenville House is a beautifully presented modern detached property occupying a convenient position within walking distance of Truro city centre.

Built in 2020, the house has been thoughtfully designed to provide light, comfortable and energy-efficient accommodation. The interior is finished in a crisp contemporary style, with neutral decoration, modern cottage-style doors and large windows providing excellent levels of natural light.

The accommodation includes a spacious open plan kitchen and living area, two dual-aspect double bedrooms and a stylish bathroom. A south-facing rear garden and driveway parking for two vehicles complete an appealing and highly practical package.

The property is presented in excellent order and should appeal equally to owner-occupiers, investors or those seeking a convenient city base and it is sold with no chain.

THE PROPERTY

Grenville House provides approximately 65 square metres of accommodation arranged over two floors.

The entrance opens into a broad hallway serving the bedrooms and bathroom, with stairs descending to the open plan living accommodation. Both bedrooms are comfortable doubles and benefit from windows on two elevations.

The lower floor is largely open plan, combining a modern fitted kitchen, dining area and sitting room. This arrangement creates a bright and sociable living space, with glazed doors opening directly into the rear garden.

Energy efficiency is a particular feature. The house has high-performance glazing, excellent insulation and an air-source heat pump supplying underfloor heating. Its current energy efficiency rating is B, with the potential to achieve an A rating.

GARDENS

The rear garden enjoys a southerly aspect and provides an attractive, relatively private space for sitting out and entertaining.

Glazed doors connect the garden directly with the principal living area, making it a natural extension of the accommodation during the warmer months. The garden has been arranged for ease of maintenance, with paved seating areas and established planting.

A private driveway provides off-road parking for two vehicles.

LOCATION

Grenville House is conveniently situated close to the centre of Truro, Cornwall's cathedral city and principal administrative, commercial and retail centre.

The city provides an excellent range of shopping facilities together with cafés, restaurants, galleries, a cinema, theatre and the renowned Hall for Cornwall. There are primary and secondary schools nearby, while Truro School and Truro High School provide independent education.

Truro also has a mainline railway station with direct services to London Paddington and connections throughout Cornwall. The surrounding area offers easy access to countryside walks, the north and south Cornish coasts and the sailing waters of the Carrick Roads.

The position offers an appealing combination of accessibility and convenience, with the city centre and a wide range of everyday amenities readily available.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

A welcoming entrance with contemporary internal doors, a front-facing window and stairs descending to the open plan living accommodation. Doors open to both bedrooms and the bathroom.

BEDROOM 1

4.43 x 2.72 (14'6" x 8'11")
A particularly generous dual-aspect double bedroom with ample space for a full range of freestanding furniture. Windows on two elevations provide excellent natural light.

BEDROOM 2

3.17 x 2.77 (10'4" x 9'1")
A further dual-aspect double bedroom, currently arranged as a home office and occasional sitting room. A versatile space equally suited to use as a permanent bedroom, guest room or study.

BATHROOM

2.75 x 1.63 (9'0" x 5'4")
A stylish modern bathroom fitted with a white suite comprising a panelled bath with rainfall and handheld showers over, WC and wash basin with storage beneath. A window provides natural light and ventilation.

LOWER GROUND FLOOR

OPEN PLAN KITCHEN, DINING AND SITTING ROOM

6.33 x 5.58 (20'9" x 18'3")
An impressive open plan living space extending across much of the lower floor and forming the heart of the home.

The kitchen is fitted with a comprehensive range of sleek white units and contrasting work surfaces, incorporating a sink, electric hob and built-in oven. There is space and plumbing for domestic appliances, together with a breakfast bar providing an informal dining area and a natural division between the kitchen and sitting room.

The sitting area is exceptionally light, with windows and glazed doors overlooking and opening into the south-facing rear garden. There is ample room for seating and dining furniture, while recessed ceiling lighting and neutral finishes continue the clean contemporary character found throughout the house.

SERVICES

Mains water, electricity and drainage. Air-source heat pump supplying underfloor heating and hot water.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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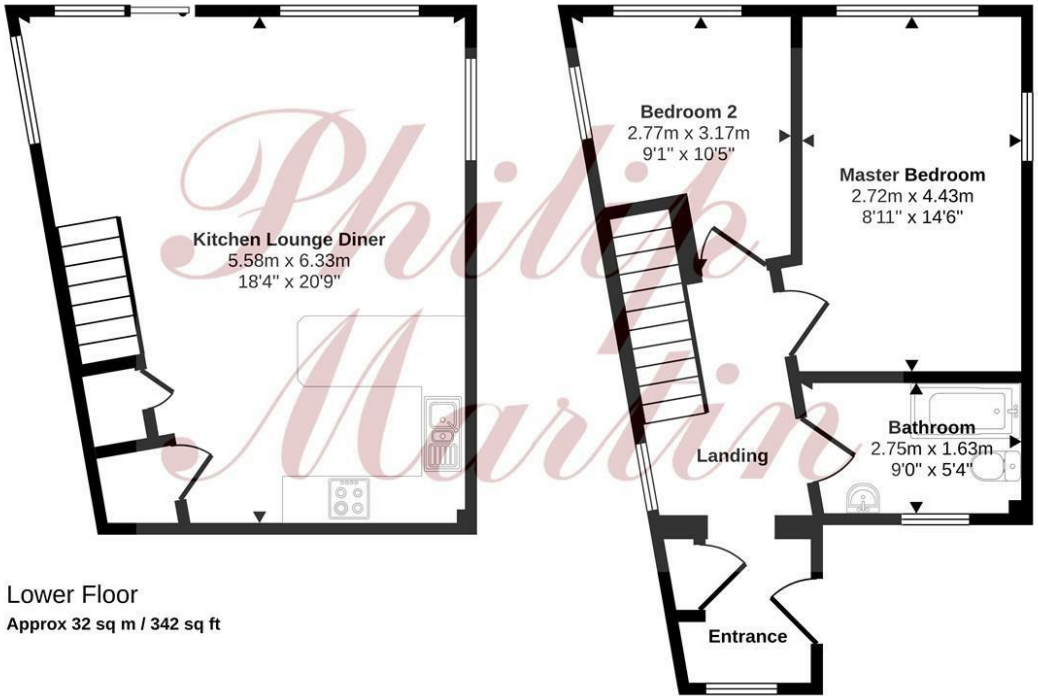
COUNCIL TAX

Band D.

TENURE

Freehold.

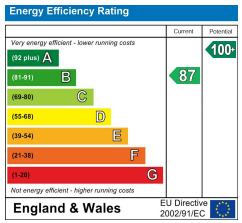
Approx Gross Internal Area
67 sq m / 720 sq ft

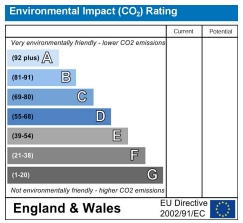


Lower Floor
Approx 32 sq m / 342 sq ft

Ground Floor
Approx 35 sq m / 377 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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