



21 Ventonlace, Grampond Road, Truro, TR2 4TA

£375,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Substantially extended semi-detached house
- Quiet cul-de-sac in popular village near Truro
- 4/5 bedrooms, family bathroom, separate shower
- 2 reception rooms, large kitchen/diner
- Good sized sunny rear garden
- Resin bound driveway for multiple vehicles
- No onward chain
- Video tour available



*A substantially extended and remodelled semi-detached house in a quiet cul-de-sac location. 4/5 bedroom, 3 reception room accommodation with sunny garden and driveway parking for multiple vehicles.*



# The Property

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A substantially extended and remodeled semi-detached house in a quiet cul-de-sac location in popular Grampound Road. The current owners have extended both first and ground floor to create just under 1,400 sq ft of well-presented and spacious accommodation.

Entering the property a useful entrance porch provides coat and shoe storage with a further door opening to an entrance hall with WC off. A door in front opens to the impressive 20ft x 16ft open plan kitchen/dining/family room with roof light, window to rear aspect and bi-fold doors to the rear patio. The kitchen is fully fitted with a range of modern base and eye level units with integrated appliances.

Turning left at the entrance hall you enter the first reception room with a window to rear aspect and through a further door is a second equally good-sized reception room with fireplace and windows to front and rear. Both rooms offer flexible opportunities for sitting room, playroom, office or formal dining room.

On the first floor a landing provides access to all of the bedrooms and has two integrated storage cupboards. There are five bedrooms in total (four doubles and one single) as well as a well-appointed family bathroom with a separate shower accessed off the landing.

Outside the rear garden is a great size with a sunny aspect. A large lower patio has shallow steps rising to a level lawned area with further seating area all enclosed by fencing, planted beds and trees. To the front of the property there is a recently finished resin bound driveway providing parking for multiple vehicles as well as a large secure store room and side access to the rear.

This is a fantastic family home in a move in ready condition excitingly available with no onward chain.





Bedroom 1



Bedroom 2



Bedroom 3



# The Location

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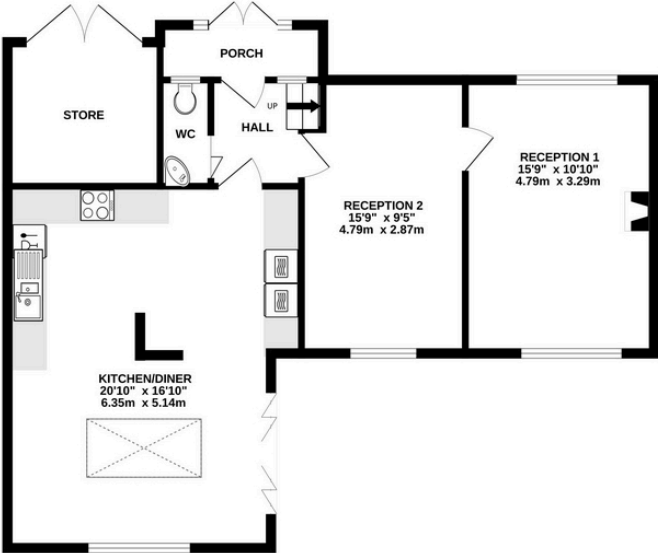
Grampound Road is a popular village and justifiably so. This location blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only being a 7 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for here with a village store, post office, village hall, well renowned cricket club, nursery and a highly regarded primary school with a good choice of secondary schooling close by as well. To the South you can be on the stunning Roseland Heritage Coast in around 10 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 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.

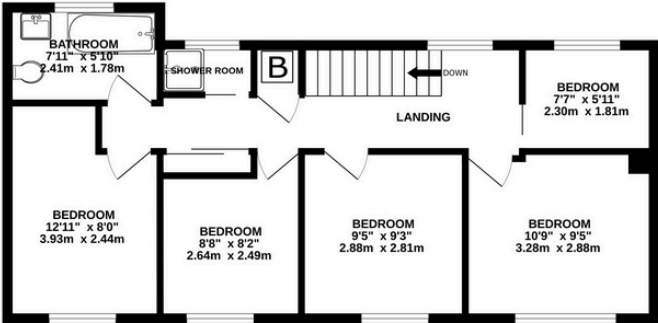


# Floorplan

**GROUND FLOOR**  
794 sq.ft. (73.8 sq.m.) approx.



**1ST FLOOR**  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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.

# Property Information

Tenure: Freehold


Council Authority: Cornwall

Council Tax Band: C

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

Mobile Signal: Best network – (good indoor & outdoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

