

21 The Pastures

Shortlanesend, Truro,
TR4 9FL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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A BEAUTIFULLY PRESENTED FOUR BEDROOM HOUSE WITH AN ATTRACTIVE GARDEN AND COUNTRYSIDE OUTLOOK

A spacious modern house with well proportioned accommodation and an attractive outlook towards the surrounding countryside. A generous kitchen and dining room and separate dual aspect lounge both open onto the rear garden. Four bedrooms include a principal bedroom with an en-suite shower room, together with a family bathroom and ground floor WC. The enclosed garden has been thoughtfully landscaped with a lawn, paved terraces and a summerhouse. Driveway parking and an attached garage complete the property.

EPC- C. Freehold. Council tax- E.

Guide Price £450,000



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GENERAL COMMENTS

21 The Pastures is an appealing modern detached house less than 10 years old, offering generous family accommodation over two floors. The property is well presented throughout, with light rooms and a practical layout and situated in a quiet and tucked away location toward the end of a cul de sac. The kitchen and dining room is a particularly sociable space, while a separate lounge provides a comfortable reception room. Both have doors opening directly onto the rear terrace.

On the first floor are four bedrooms, including a principal bedroom with its own shower room, together with a family bathroom. The bedrooms provide flexibility and some of the upstairs rooms enjoy an attractive outlook towards the countryside.

The rear garden has been carefully arranged to provide a lawn, planted borders and several places to sit. A summerhouse adds further interest, while the driveway and attached garage provide parking and storage. The supplied floor plan shows an approximate gross internal area of 132 sq m (1,416 sq ft), including the garage.

THE PROPERTY

The front door opens into an entrance hall with a staircase rising to the first floor and doors to the principal ground floor rooms. A cloakroom is positioned off the hall.

The lounge extends the depth of the house, with a window to the front and glazed doors opening onto the rear terrace. The kitchen and dining room is similarly spacious, with a comprehensive range of fitted units and ample room for a dining table. Doors from the dining area open onto the garden, creating a pleasant connection between the house and its outdoor spaces.

Upstairs, the landing serves four bedrooms and the family bathroom. The principal bedroom has an en-suite shower room.

The enclosed rear garden is a particularly attractive feature. A paved terrace immediately adjoining the house provides space for outdoor dining and is accessible from both principal reception rooms.

Beyond is a lawn bordered by raised beds and established planting. Further seating areas allow different parts of the garden to be enjoyed, and a timber summerhouse stands towards the far end. Timber fencing encloses the garden, with established greenery along the rear boundary.

At the front, planted beds soften the approach to the house. A driveway provides off road parking and leads to the attached garage, which also has a pedestrian door opening into the rear garden.

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

ENTRANCE HALL

With a staircase rising to the first floor, tiled flooring and doors to the lounge, kitchen and dining room, and cloakroom.



CLOAKROOM

Fitted with a WC and wash basin.

LOUNGE

6.22m x 2.98m (20'4" x 9'9")
A generous dual aspect reception room with a window to the front and glazed double doors opening onto the rear terrace. Recessed ceiling lighting, radiator and ample space for sitting room furniture.

KITCHEN AND DINING ROOM

6.21m x 4.27m (20'4" x 14'0")
A spacious room fitted with light coloured base and wall units, contrasting work surfaces and tiled splashbacks. One and a half bowl sink and drainer, built-in double oven, hob, integrated fridge/freezer and extractor, with space for domestic appliances. Tiled flooring continues into the dining area, where there is ample room for a table and glazed double doors opening onto the garden. Useful storage cupboard.

FIRST FLOOR LANDING

Providing access to the four bedrooms and family bathroom, with a built-in cupboard. Access to the loft.





MASTER BEDROOM

3.44m x 3.05m (11'3" x 10'0")
A double bedroom with a window overlooking the rear garden and a door to the en-suite shower room.

EN-SUITE

2.43m x 1.40m (7'11" x 4'7")
Fitted with a shower enclosure, wash basin and WC. Tiled splashbacks, heated towel rail and an obscured glazed window.

BEDROOM 2

3.33m x 3.11m (10'11" x 10'2")
A double bedroom with a window to the front.

BEDROOM 3

3.33m x 2.99m (10'11" x 9'9")
A double bedroom, currently arranged as a study, with an attractive outlook towards the countryside.

BEDROOM 4

2.71m x 2.03m (8'10" x 6'7")
A bedroom with a window overlooking the front.

FAMILY BATHROOM

1.99m x 1.89m (6'6" x 6'2")
Fitted with a bath with shower over and glazed screen, wash basin and WC. Tiled splashbacks, radiator and an obscured glazed window.

ATTACHED GARAGE

5.88m x 3.23m (19'3" x 10'7")
An attached garage with a vehicle door to the front and a pedestrian door opening into the rear garden.

OUTSIDE

To the rear of the property is an enclosed garden, thoughtfully arranged with a combination of lawn, planting and seating areas. Immediately outside the house, a paved terrace creates a convenient space for outdoor dining and entertaining, with doors from both of the reception rooms providing a natural connection between the house and garden.

The lawn extends beyond, complemented by raised beds and a variety of established plants and greenery. Additional seating areas are positioned within the garden, while a timber summerhouse can be found towards the far boundary.

SERVICES

Mains water, electricity and drainage.

N.B

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

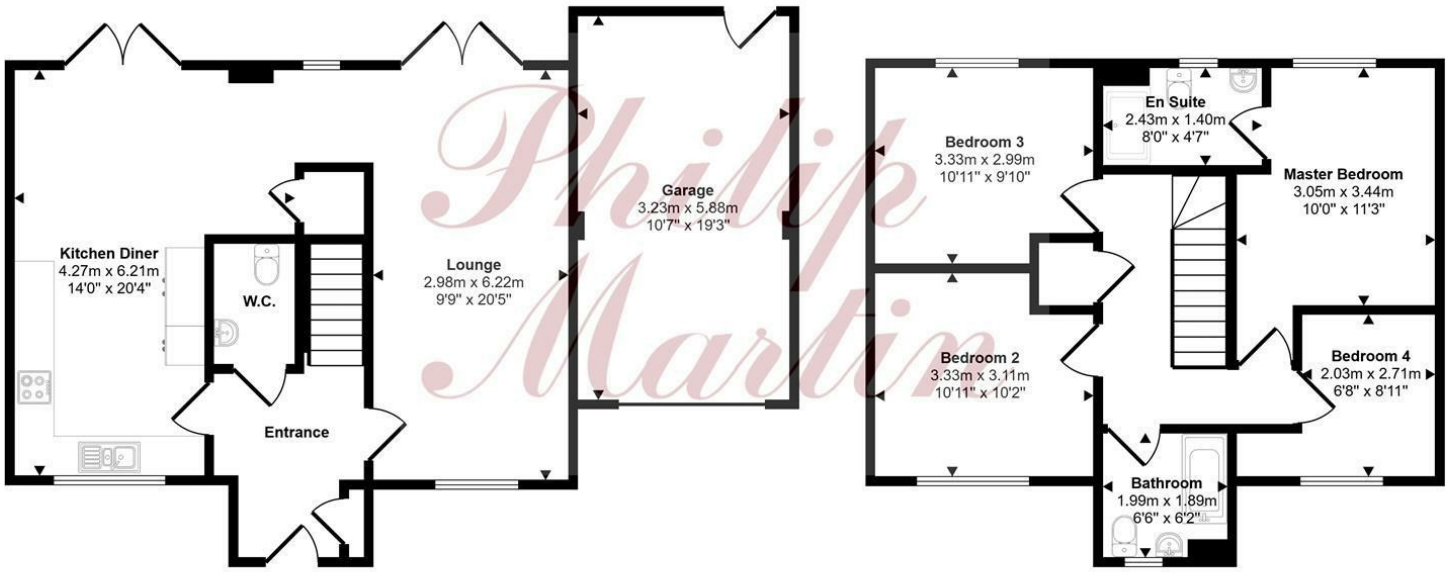
VIEWING

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.

DIRECTIONS

From Truro city centre, head north out of the city towards Shortlanesend. Continue towards Shortlanesend and, on entering the village, follow the road through the residential area towards Carvinack Meadows. Turn right at the roundabout into Carvinack Meadows, then turn right into The Pastures. Continue into the development and follow the road around where No. 21 can be found on the left hand side.

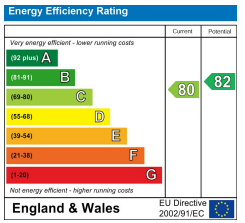
Approx Gross Internal Area
132 sq m / 1416 sq ft

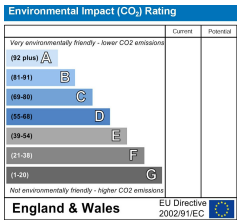


Ground Floor
Approx 75 sq m / 809 sq ft

First Floor
Approx 56 sq m / 607 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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