



3 Bosvean Road, Shortlanesend, Truro, TR4 9DX  
£350,000

# Key Features

- Very well presented semi detached house
- Kitchen/diner, separate sitting room
- Four bedrooms, two bath/shower rooms
- Driveway parking for multiples vehicles, Single garage
- Front and rear lawned gardens
- Popular village location, less than 3 miles from Truro
- Video tour available



*A semi detached, extended and wonderfully presented 4 bedroom family home, with lawned gardens to the front and rear, driveway parking for multiple vehicles and a single garage - situated in a village location on the outskirts of Truro.*



# The Property

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A spacious and well presented semi-detached house in the village of Shortlanesend, just outside Truro. Complete with four bedrooms, two bathrooms, single garage, lawned gardens to the front and rear plus parking for multiple vehicles.

Entering the property the entrance hallway is a spacious area which provides space for coats and shoes. A staircase leads to the first floor and a doorway provides access to the living room. The living room is a naturally light and cosy room which has a beautiful feature fireplace with log burning wood stove, an understair storage cupboard, doorway leading into the kitchen and large window facing south overlooking the front garden and driveway.

The kitchen is well appointed with a range of base and eye level units, separate pantry style cupboard, space for an american style fridge freezer, breakfast bar with undercounter space for utilities and is adjacent to the dining area. The dining area has patio doors which lead onto the rear garden and even has further space for a large dresser.

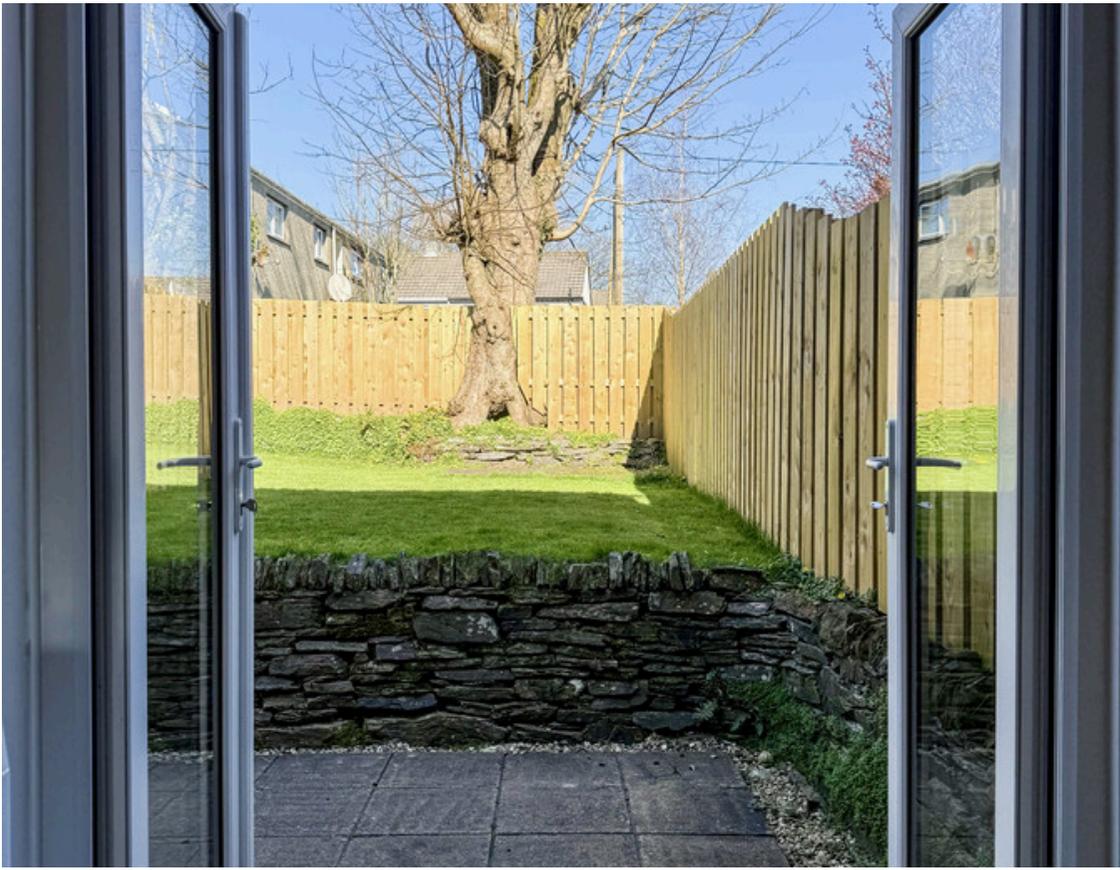
On the first floor, 3 good size double bedrooms can be found with a further single bedroom/home office room. In our clients ownership, they have cleverly installed a further bathroom in what once was a small bedroom. Now, the property boasts a beautiful three piece shower room plus a separate three piece family bathroom both with glazed windows facing the rear elevation.

To the front of the house, is a large area of lawn plus driveway parking for multiple vehicles. The driveway also provides access to the single garage with up and over door, power and light.

The rear garden is a delightful mostly level space with a smaller lower patio and steps rising to a level area of lawn with seating areas. The garden is enclosed by newly fitted quality fencing and a leafy green backdrop yet with a sunny aspect and has the benefit of gated side access to the front of the house.

This is a wonderful family home which offers ample space inside and out, lovely gardens to the front and rear plus plenty of parking - perfect for those looking to upsize or those who are first time buyers wanting something to grow into.





# The Location

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This property is tucked away in a lovely part nearing the end of Bosvean Road which is a quiet and peaceful cul-de-sac. The road benefits from a 'cut through' pedestrian path which allows access to the playing field, village hall and countryside beyond including the popular Cornish Barista cafe at Penrose Water Gardens a short walk away.

Shortlanesend is a popular village and with good reason to! Located on the outskirts of Truro only 2 miles (5 minute drive) from the city centre whilst feeling very much part of the surrounding countryside. The village has great amenities including public house, village hall, convenience store and veterinary practice. In terms of schooling there is a primary school within the village and a choice of secondary schools in Truro as well as Penwith college campus around 2.5 miles away. Heading out of town you'll be on to the A30 in less than 5 minutes and there are excellent transport links with bus stops from the centre of the village heading in either direction on a regular basis. The countryside really is on your doorstep here in all directions but a particular highlight is a nature reserve and large playing field within the village as well as the beautiful Idless Woods only around a mile away offering stunning walking and bike riding opportunities.

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**



**First Floor**

Total floor area 100.2 m<sup>2</sup> (1,079 sq.ft.) approx  
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# Property Information

Tenure: Freehold

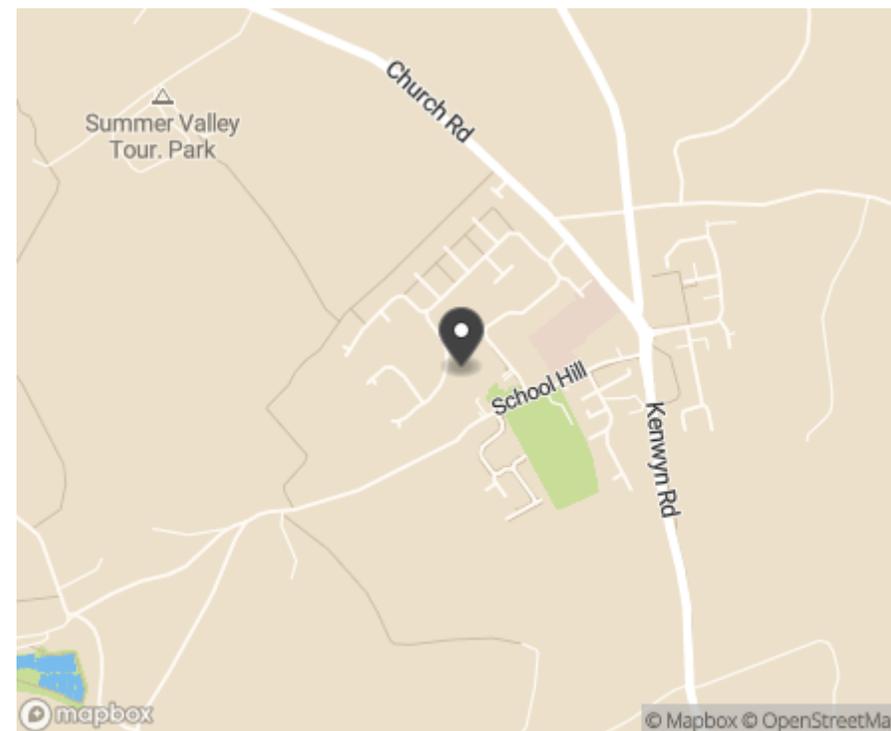
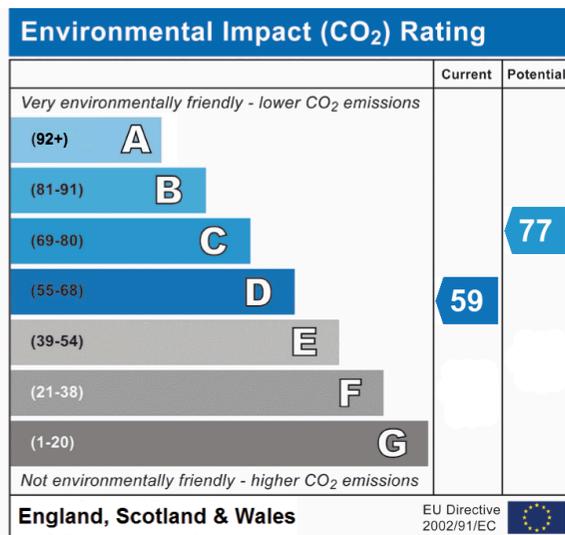
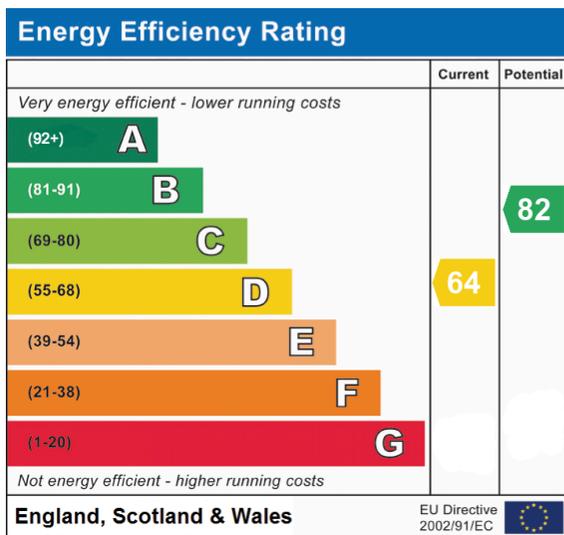
Council Authority: Cornwall Council

Tax Band: C

Services: Mains Electricity, Water and Drainage. Oil central heating.

Mobile Signal: All networks good outside.

Broadband: Superfast available. Max download 39Mbps. Max upload 7Mbps.



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.