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**Threemilestone,
Truro**

**£450,000
Freehold**





Threemilestone, Truro

£465,000
Freehold

Property Introduction

Situated within the sought after village of Threemilestone is this delightful detached extended bungalow, enjoying a cul-de-sac position. The deceptively spacious accommodation offers exceptional family sized rooms, all of which benefit from uPVC double glazed windows complemented by a comprehensive gas fired central heating system. Upon entering the property via an entrance porch, a long hallway leads to the well presented accommodation which comprises of a study, feature lounge/diner with archway leading to an open planned lounge/snug, fitted kitchen, utility room, shower room, four bedrooms with the principal having an en-suite as well as uPVC double glazed sliding patio doors leading to the garden.

Externally to the front a resin driveway leads to the double tandem style garage along with a small area of garden whilst to the rear the property enjoys a great deal of privacy with a good range of mature shrubs and a large patio.

Location

Threemilestone is a popular residential area with excellent local amenities including a Co-Op supermarket, Spar shop, fish and chip shop, doctors surgery, hair salon, community centre, public house and Methodist Chapel. Threemilestone is also within the Park and Ride scheme that serves the A390 operating on a regular basis for those travelling into Truro.

Truro is renowned for its Georgian architecture and a good range of eateries and restaurants and is a popular destination for visitors to enjoy. Truro piazza gives access to the Hall for Cornwall whilst other places of interest include the riverside village of Malpas being popular for water sports as well as other recreational facilities including tennis courts, playing field and cricket club. Both north and south coasts are within a reasonable travelling distance with their contrasting coastline with the north being popular for surfing and the south enjoying excellent sailing waters.

ACCOMMODATION COMPRISES

Double glazed sliding doors opening to:-

ENTRANCE PORCH

Tiled floor. Double glazed door leading to:-

HALLWAY

Radiator, access to loft. Built-in storage cupboard with fuse boxes. Additional storage cupboard housing the gas boiler and adjoining airing cupboard, walk-in storage cupboard with shelving. Access to:-

STUDY 6' 10" x 4' 9" (2.08m x 1.45m)

Borrowed light from entrance porch. Radiator.

LOUNGE/DINER 20' 7" x 11' 11" (6.27m x 3.63m)

Double glazed window to front elevation with feature gas living flame fire with attractive fireplace and hearth. Two radiators. Feature archway giving access through to:-

SECOND LOUNGE/SNUG 12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed window to side and front elevations with sliding patio doors to exterior. Radiator. Ornamental arched display recess in wall.

FITTED KITCHEN 11' 7" x 9' 7" (3.53m x 2.92m)

Double glazed window to front elevation. One and a quarter sink unit. A good range of white gloss base and wall mounted storage cupboards, a range of work surfaces, three drawer storage unit. Integrated double oven, hob, extractor, fridge/freezer, dishwasher and radiator. Matching splashbacks. Open plan design giving access to:-

UTILITY ROOM 9' 2" x 5' 11" (2.79m x 1.80m)

Double glazed door to exterior. Base and wall mounted storage cupboards in matching white gloss. Radiator. Plumbing for automatic washing machine, extractor fan and worktop with matching splash backs.

PRINCIPAL BEDROOM 19' 0" x 10' 9" (5.79m x 3.27m)

Double glazed sliding patio doors giving access to the garden, double glazed window to rear elevation with shutters. Radiator plus additional vertical radiator. Access to:-

EN-SUITE

Double glazed window, hand grip bath, vanity wash hand basin with storage cupboard under, close coupled WC and shower cubicle. Extractor fan, tiled walls and floor. Chrome heated towel rail, mirror fronted wall cabinet.

BEDROOM TWO 11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window and door to exterior. Radiator.

BEDROOM THREE 12' 4" x 8' 7" (3.76m x 2.61m)

Double glazed window. Radiator.

BEDROOM FOUR 8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window. Radiator.

SHOWER ROOM

Shower cubicle, close coupled WC and pedestal wash hand basin, built-in storage cupboard, tiled walls and floor. Extractor fan and heated towel rail.

OUTSIDE FRONT

To the front of the property is a small garden. As previously mentioned, to the front of the property is a resin driveway offering off-road parking facilities and well as access to a:-

DOUBLE TANDEM STYLE GARAGE 28' 6" x 8' 1" (8.68m x 2.46m)

Up and over door. Electric light and power points connected. Pedestrian door to the rear.

REAR GARDEN

The rear garden is enclosed, offering a good degree of privacy with an extensive paved patio and a good variety of mature shrubs, gravelled pathways with stepping stones, whilst tucked away in the corner is a sitting space overlooking the garden. To the rear of the property is a useful storage shed along with a water tap.

SERVICES

Mains drainage, mains water, mains electric and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



MAP's top reasons to view this home

- Well presented detached, extended bungalow
- Situated within a cul-de-sac
- Generous accommodation
- Four bedrooms, principal with en-suite
- Feature lounge/diner with additional lounge off
- Fitted kitchen, separate utility room
- Entrance porch and study
- Shower room
- uPVC double glazing, gas fired central heating
- Enclosed rear garden plus double tandem garage



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