



11 Carlyon Road, Truro, TR1 3TD
£425,000

Key Features

- Available for sale for the first time in almost 25 years
- Detached dorma bungalow
- Convenient location for schools, college and hospital
- 3 bedroom accommodation
- Sitting room, kitchen, dining room/fourth bedroom.
- Gorgeous south facing rear garden
- Expansive City views
- Driveway parking and single garage
- Opportunity to add value
- Video tour available



View from first floor



A detached, very well presented and naturally light 3/4 bedroom dorma bungalow with a stunning lawned garden, single garage, driveway parking and superb views across Truro City - available for sale for the first time in almost 25 years.



The Property

This wonderfully presented detached dorma bungalow sits in an elevated position near the end of a no through road, has off-road parking, a single garage, a beautiful and well stocked south facing garden and benefits from expansive views of The Cathedral, the viaduct and across to Truro City Centre.

Entering the property, a good size hallway provides access to all downstairs rooms excluding the utility and has plenty of space for coats and shoe storage. The sitting room, which is naturally lit due to its southerly aspect, is a great size room with a feature fireplace and patio doors leading to the rear decking and garden. The kitchen, which over looks the driveway, is a well appointed room with a range of pine wood base and eye level units with white marble effect work surfaces, under counter space for a dishwasher/washing machine and has a doorway leading through to the utility room. The utility room, which has a door leading to the rear patio/decking, has ample shelving and plenty of space for a washing machine and dryer. The dining room, which also has patio doors onto the decking and looks over the garden is a large room which historically has been used as a fourth bedroom. Next to the dining room is a small single bedroom and a well appointed 3 piece family shower room.

Upstairs the landing provides access to a three piece family bathroom and to two good size double bedrooms, both of which have built in wardrobes and a window overlooking their side elevation. The landing, which has a large window overlooking the garden and across to Truro, has plenty of eaves storage.

To the front of the property, there is access to the garage and a separate driveway which has space for 1/2 vehicles but there is potential to increase the size of the parking area. To the rear is a beautifully presented and well stocked, mature garden which has been our clients pride and joy over the years. From beautiful flowers, pretty stone walkways and stunning lawn areas to the small selection of mature trees housing a bird bath - the outdoor space is simply a gardeners paradise.

There is access to the rear garden via both sides of the property.

The house itself may be in need of modernisation but nobody can question its current immaculately presented condition - the property has been extremely well maintained and loved throughout our clients ownership.









The Location

Carlyon Road is a lesser known but highly regarded location for those 'in the know'. It offers a peaceful location whilst being a short walk from the city centre. The centre of town is only about a 10 minute walk away with much of that being a very enjoyable stroll alongside the River Kenwyn. Located on the West side of the city you are also close to green spaces here with the beautiful Victoria Gardens and Hendra Park in close proximity with the countryside around the Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children. There is a local convenience store nearby and excellent transport links with buses heading in all directions from this side of the city on a regular basis. Heading out of town you can be on the A30 in around a 10/15 minute drive. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by.

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



Floorplan
will be
uploaded soon

Property Information

Tenure: Freehold

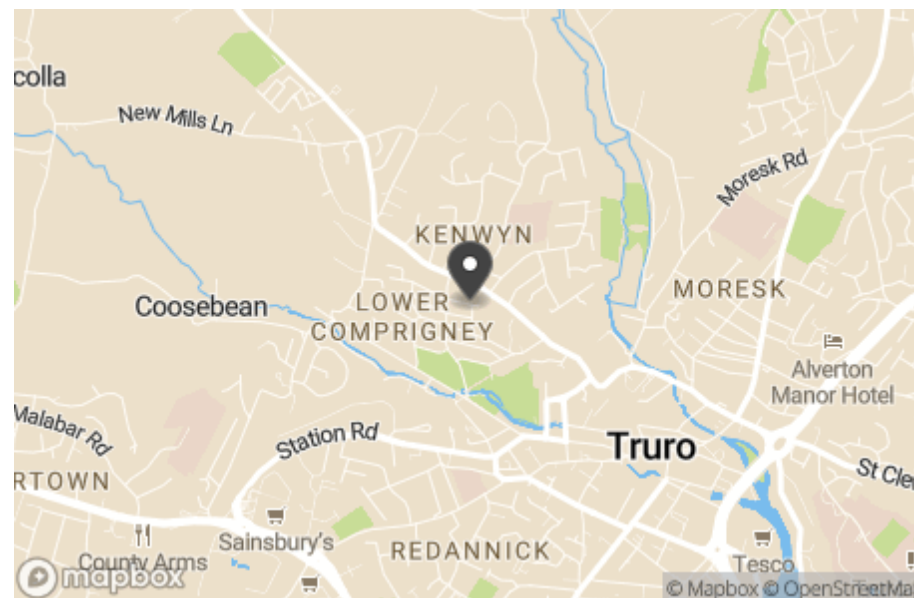
Council Authority: Cornwall Council

Tax Band: D

Services: Mains water, gas, electric and drainage

Mobile Signal: EE Good in home and outdoor. Vodafone Good in home and variable outdoor.

Broadband: Ultrafast available - Max download 1800Mbps. Max upload 220Mbps.



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.

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