



## Carnon Downs

A substantial, detached dormer home  
Set in a cul-de-sac near the village  
Convenient for Truro city centre  
Wholly owned solar panels with feed-in tariff  
Gas central heating, UPVC double glazing  
Large kitchen/dining room with red Aga range  
Sitting room with fireplace and gas fire  
Four/five bedrooms (two ground floor)  
Sheltered gardens with patios and covered areas  
Generous red brick gated driveway

Guide: £440,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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REF: SK7292



A great opportunity to own this substantial, versatile, four/five bedroom detached dormer home which is set in a small cul-de-sac location just off the village centre and within easy reach of the cathedral city of Truro which is our county's commercial centre and has easy access by road and rail to all parts of the county and beyond.

This spacious home is set on a sheltered corner plot and offers plenty of features including gas fired central heating by radiators, UPVC double/triple glazed windows, a gas fired Aga range in the kitchen and further added benefits from a wholly owned solar panel system with feed-in tariff (awaiting confirmation).

The property is well presented throughout and has family sized accommodation which on the ground floor includes an entrance porch, sitting room, a double bedroom four, a long fitted kitchen/dining room with an Aga range, bedroom five/study with en-suite shower, a utility and cloakroom. The first floor offers three generous double bedrooms and a bathroom/wc combined. Outside, the property is approached over a wide herringbone brick driveway for two/three vehicles, a small garage and corner gardens with lawns, extensive patio to the side and a covered patio at the rear.

This well served village of Carnon Downs has good local facilities including an excellent convenience store, hairdressers, Post Office, dentist, doctor's surgery, Daisy Fays nursery and butchers. At the top of the village there is the Carnon Inn public house and restaurant and Carnon Downs Garden Centre that is on the edge of the village. There is excellent transport links by road to the cathedral city of Truro and the surrounding areas.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this large property.

Why not call for your personal viewing today?

#### *THE ACCOMMODATION COMPRISES:*

UPVC double glazed front door to:

#### *ENTRANCE PORCH 2.01m (6'7") x 1.42m (4'8")*

Triple aspect with double glazed windows, ceramic tiled flooring and coat hooks, fitted mat, wood and multi-paned front door with matching windows either side leading to:

#### *RECEPTION HALL*

With fitted carpet, staircase to first floor, under stairs storage cupboard.

#### *SITTING ROOM 4.78m (15'8") x 3.58m (11'9")*

Approached from the hallway through a panelled internal door and enjoying a bright dual aspect having UPVC double glazed windows to the front and side, second glazed internal panels, a focal point grey slate fireplace with slate mantle, a hearth and display plinths either side, inset living flame fire, double radiator, TV aerial point, coved cornicing, central ceiling light.



#### *BEDROOM FOUR 3.17m (10'5") x 3.05m (10'0")*

Having a broad UPVC double glazed window and secondary glazed panel overlooking the front aspect, radiator, coved cornicing, fitted carpet, six-panelled internal door.



#### *KITCHEN/DINING ROOM*

#### *KITCHEN SECTION 6.25m (20'6") x 2.87m (9'5") narrowing to 2.18m (7'2")*

Well equipped with a full range of solid wood front wall and base units on two sides, marble effect roll top work surfaces, spice cupboard and microwave recess, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, Baumatic two-ring gas hob, bright red gas fired Aga with blackplate, double airing cupboard with lagged copper cylinder, immersion, ceramic tiled flooring, double multi-paned opening doors to and from the reception hall, two double glazed windows enjoying a pleasant outlook to the rear garden, double glazed door to utility room, open plan to:



*DINING SECTION 3.58m (11'9") x 2.84m (9'4")*

Having double opening double glazed French doors to the rear patio, central ceiling light, double radiator, coved cornicing.



*UTILITY ROOM 2.21m (7'3") x 1.42m (4'8")*

With roll top work surfaces, plumbing for washing machine and dishwasher below, dual aspect with frosted double glazed windows overlooking the side, vinyl flooring, panelled internal door to:

*CLOAKROOM 1.40m (4'7") x 1.14m (3'9")*

With a white suite comprising; low flush wc, china hand wash basin sat on a high gloss white vanity unit, frosted double glazed window, fully tiled walls and flooring, wall mounted gas central heating boiler, fitted mirror, access to small loft space.

*STUDY/BEDROOM FIVE 3.43m (11'3") x 2.95m (9'8")*

With multi-paned door from the dining section. This is perfect as a study or home office and has the flexibility to be an extra bedroom if required. Having a double glazed flank window, fitted carpet, inset ceiling spotlights, telephone point, recessed fully tiled shower cubicle, thermostatically controlled electric shower and screen, extractor fan, light over.



*STAIRCASE FROM HALL TO FIRST FLOOR LANDING*

*BEDROOM ONE 4.27m (14'0") x 3.00m (9'10")*

A generous main bedroom with broad UPVC double glazed window overlooking the rear, radiator, canopied ceiling, built-in wardrobe cupboard, panelled internal door.



*BEDROOM TWO 4.27m (14'0") x 2.57m (8'5")*

With double glazed window and secondary glazed panel enjoying a pleasant outlook over the side garden towards light woodland, radiator, fitted carpet, six-panelled internal door, access to loft space.



### *BEDROOM THREE 3.56m (11'8") x 2.90m (9'6")*

A generous third bedroom again with broad UPVC double glazed windows enjoying a pleasant outlook to the front, secondary glazed panel, fitted carpet, six-panelled internal door.



### *BATHROOM 4.01m (13'2") x 1.42m (4'8")*

A long galley style bathroom with a white suite comprising; panelled bath with brass effect hot and cold taps, chrome mixer shower, fully tiled surround, pedestal hand wash basin with hot and cold taps, low flush wc, double radiator, hard wearing wood finish flooring, frosted double glazed window, panelled internal door.



### OUTSIDE

#### PARKING

The house is approached through a gate into a wide red herringbone brick driveway providing good parking for two/three vehicles.

#### GARAGE 3.66m (12'0") x 3.35m (11'0")

With roller door and providing useful storage space. Some years ago the garage was converted to provide the study/bedroom five.

#### GARDENS

There is a secluded front and side garden which is well screened by mixed hedging and alongside the property there is a long paved patio area and a side gate which leads to the rear of the house, again with paved patio area which is covered and raised ornamental fish pool surrounded by patio. A gateway leads to a small area of lawn which has a timber chalet in one corner. There is an outside cold water supply and at the far end of the house, a garden store.

#### COUNCIL TAX Band D.

#### SERVICES

Mains gas, water, electricity and drainage, wholly owned solar panels (with feed-in tariff) - to be confirmed. Fibre broadband.

#### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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