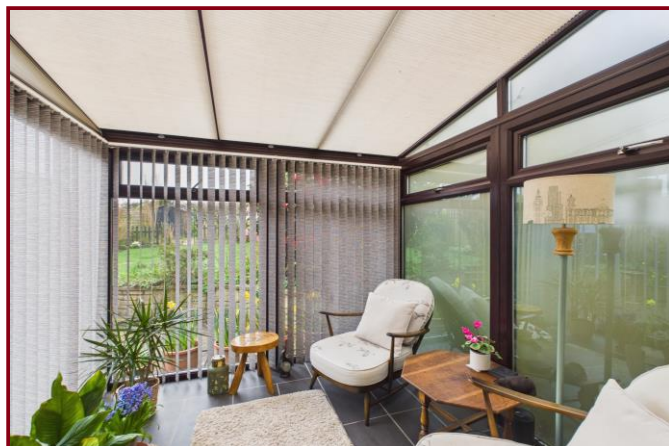




**MAP estate agents**  
Putting your home on the map

**Carrine Road,  
Truro**

**£365,000  
Freehold**





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Truro**

**£365,000 Freehold**

## **Property Introduction**

A very well presented link-detached family home located within a quiet cul-de-sac backing on to New Bridge Lane Playing Fields and Recreational Area. Internally the accommodation comprises of an entrance hallway, a cloakroom, lounge with living flame gas fire, kitchen/diner, conservatory and a utility, whilst to the first floor are three bedrooms and a family bathroom. Throughout the property has uPVC double glazed windows and doors complemented by a gas fired central heating system.

Externally to the front a driveway offers parking for one vehicle, as well as access to the detached single garage with power connected. The rear garden is an absolute delight, being well tended is one of the larger plots within this particular development when they were constructed towards the end of the 1990's. A paved patio with steps ascend to a lawned garden with a variety of borders and mature shrubs whilst an archway and picket fence leads through to a separate Mediterranean style garden offering a gravelled area and a useful storage shed.

## **Location**

Located on the western side of Truro within Newbridge, Carrine Road is a popular residential area ideally positioned for access to Richard Lander School, Truro Golf Club and RCH Treliske. The property backs on to the Newbridge Lane Recreational Field, therefore is perfect for exercising, dog walking and occupying children on the many apparatus, whilst nearby is also a small green. A nearby bus stop is also close at hand as well as a local convenience store situated at Tresawls Road and caters very well for day to day needs.

Truro is a popular destination for locals and visitors to explore its cobbled streets and appreciate its Georgian architecture and is also home to The Hall for Cornwall located on the piazza. Another attraction is the gothic three spired cathedral whilst there is also an array of popular restaurants, cafes and bars to enjoy and a mainline railway station links to London Paddington. Truro is also ideally located for access to both north and south coasts, the north popular for surfing with its majestic cliff top walks and villages such as Portreath, Perranporth and Porthtowan. For those who enjoy water sports, the maritime town of Falmouth lies approximately twelve miles distant with its beaches such as Gylyngvase, Castle, Maenporth and Swanpool ideal for kayaking and paddleboarding.

## **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

## ENTRANCE HALLWAY

Staircase to first floor. Radiator.

## CLOAKROOM

uPVC double glazed window to side elevation. Wash hand basin, close coupled WC and radiator.

## LOUNGE 14' 4" x 12' 1" (4.37m x 3.68m) maximum measurements

Large bay uPVC double glazed window to front elevation. Radiator. Understairs storage cupboard. Feature gas living flame fire with slate hearth. Double doors giving access to:-

## KITCHEN/DINER 15' 5" x 10' 4" (4.70m x 3.15m)

Double glazed uPVC window to rear elevation with uPVC double glazed sliding doors accessing the conservatory. One and a quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted storage cupboards with work surfaces and four drawer storage unit. Gas fired boiler, integrated cooker, gas hob with stainless steel extractor over. Recess for fridge, radiator and archway giving access to:-

## UTILITY 8' 10" x 4' 7" (2.69m x 1.40m)

uPVC double glazed window to side elevation with uPVC double glazed door to exterior. Radiator. Plumbing for automatic washing machine, worktop and shelving.

## CONSERVATORY 7' 8" x 7' 6" (2.34m x 2.28m)

A delightful room overlooking the rear garden with uPVC sliding double glazed door to exterior and double glazed windows. Slate floor.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft. Airing cupboard. Access to:-

## BEDROOM ONE 13' 8" x 9' 2" (4.16m x 2.79m) maximum measurements

uPVC double glazed window to rear elevation and radiator.

## BEDROOM TWO 11' 1" x 8' 3" (3.38m x 2.51m) plus door recess

uPVC double glazed window to front elevation. Radiator. Shelving.

## BEDROOM THREE 7' 9" x 6' 8" (2.36m x 2.03m)

uPVC double glazed window to front elevation. Radiator.

## BATHROOM

uPVC double glazed window to rear elevation. Handgrip bath with shower over, shower screen and tiled surround, close coupled WC and pedestal wash hand basin. Radiator. Extractor fan. Wall light with shaver point.

## OUTSIDE FRONT

Immediately to the front of the property is a gravelled area with paving slabs giving access to the property whilst a driveway offering a parking space also gives access to the:-

## DETACHED GARAGE 16' 9" x 8' 5" (5.10m x 2.56m)

Single up and door. Pedestrian door and power connected.

## REAR GARDEN

Access via the side of the property leads round to the rear garden with a paved patio and step giving up a lawned garden with a variety of borders and mature shrubs with a picket fence and archway leading through to a feature Mediterranean style garden which also has a useful storage shed and backs on to the nearby playing fields.

## SERVICES

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

## AGENT'S NOTE

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

## DIRECTIONS

Proceeding along Tresawls Road, when reaching the Spar shop on the left hand side, turn left and continue down turning right into Newbridge Lane. Continue a short distance taking the next turning left into Carrine Road and then take the third turning on the right hand side into the cul-de-sac where the property is situated tucked away on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- haunt.thatches.drew

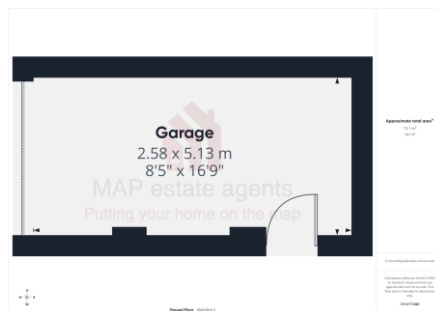
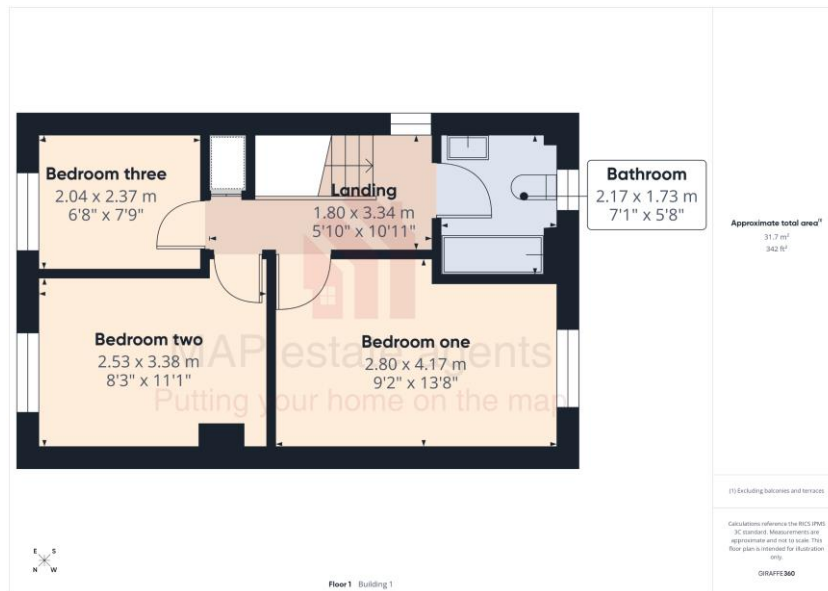


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	78
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Well presented link-detached family home
- Located within a quiet cul-de-sac position
- Three bedrooms
- Lounge with living flame gas fire
- Fitted kitchen/diner and separate utility
- Conservatory
- Ground floor cloakroom, first floor bathroom
- uPVC double glazing, gas central heating
- Delightful well tended rear garden
- Single garage plus driveway parking



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