



5 Valley Close, Truro, TR1 3UN

£385,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached bungalow
- Convenient location for schools, college and hospital
- Open plan sitting/dining room and kitchen
- Principle bedroom with en suite
- 2 further double bedrooms, family bathroom
- Gorgeous gardens front and rear
- Driveway parking for up to four vehicles
- Single garage
- Video tour available



A detached, beautifully presented and naturally light 3 bedroom bungalow with lawned gardens to the front and rear, single garage and parking for four cars - conveniently located in Western Truro.



The Property

This truly superb detached bungalow sits in an elevated position at the end of a no through road, benefitting from distant countryside views, ample parking and gorgeous level lawned gardens.

Entering the property, a good size hallway provides access to all rooms and has plenty of space for coats and shoe storage. The sitting room, which is semi open plan to the kitchen/dining room, is a wonderful space filled with natural light due to its large floor to ceiling height windows overlooking the front garden.

The kitchen is a delightful dual aspect room with a window overlooking the rear garden and door leading to the outdoor patio. It has a range of base and eye level grey gloss units with marble effect work surfaces, gas hob with extractor over and space for an American style fridge freezer.

The principle bedroom is a large double and can be found at the rear of the property, overlooking the rear lawn and has a beautifully fitted en suite shower room with an integrated utility cupboard housing both a washing machine and dryer. Bedroom 2 is another good size double bedroom and has plenty of space for wardrobes and other furniture as well as a window overlooking the rear garden. Bedroom 3 which can be found at the front of the property is naturally light due to its southerly aspect and has glimpses of the hillside beyond.

The family bathroom is a well appointed, three piece suite with two glazed windows allowing in plenty of light, floor to ceiling height tiled walls and ladder style radiator.

To the front of the property, our client cleverly created further parking spaces beyond its original driveway now allowing parking for up to 4 vehicles. The driveway has access to the garage and two pathways which lead to the rear garden and front door. To the front of the house is an array of shrubs and trees with a beautiful level lawn - from here there is a lovely outlook with views of the countryside in the distance.

To the rear, is a well established, private garden boarded by an array of shrubs, trees, flowers and high hedging which has been split into multiple areas to enjoy. To one side, a large area of level lawn, to the other an area of vegetable patches and sitting area and centred just off the kitchen is a lovely patio for outdoor furniture or a hot tub.

This is a superb property for those wanting the convenience of access into to town or hospital and looking for spacious very well presented accommodation, parking for multiple vehicles and plenty of outdoor space. A viewing is highly recommended to appreciate this truly lovely home.







The Location

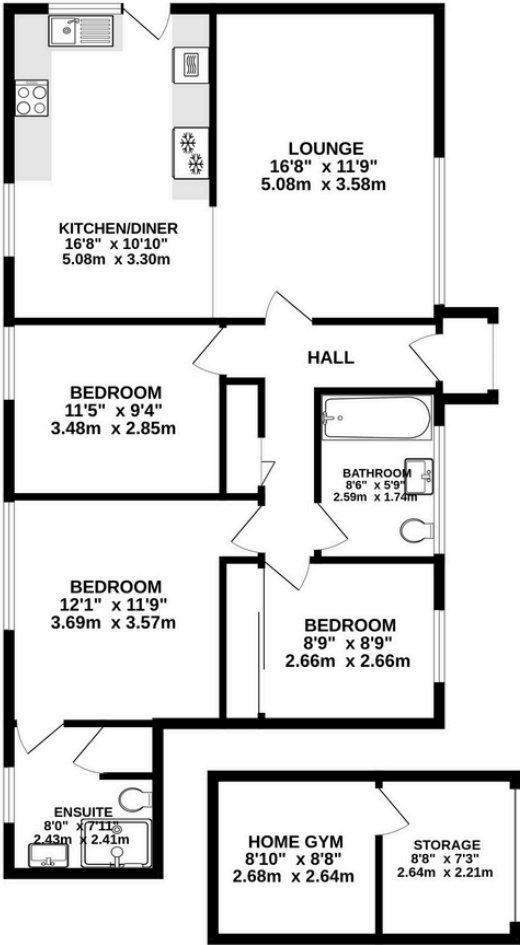
Valley Close is a very popular location in Truro and it's easy to see why. It's a tucked away, peaceful part of Truro, but close enough being circa 1.5 miles from the city centre being in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treiske Hospital, Truro Golf Club and local Costcutter & SPAR convenience stores. The village of Threemilestone is 1.5 miles away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take a little less. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

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
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

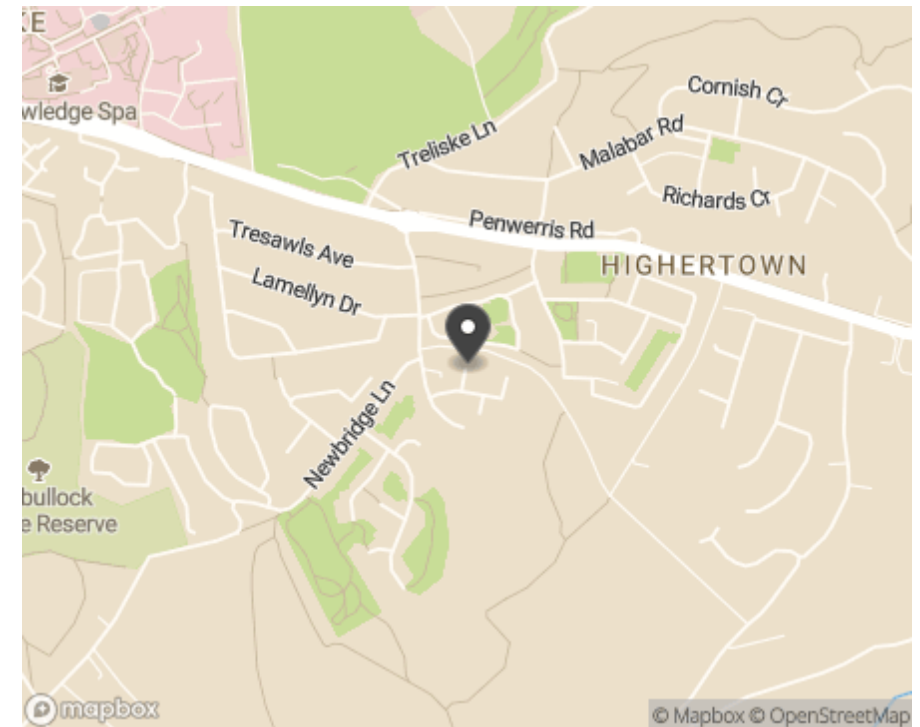
Council Authority: Cornwall Council

Tax Band: D

Services: Mains water, Electricity, Gas and Drainage.

Mobile Signal: All networks good outside.

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps



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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