



12 Dingles Close, Ponsanooth, Truro, TR3 7RA

£385,000

A stylishly appointed and superbly modernised 3/4 bedroom detached bungalow located in popular and well connected Ponsanooth, boasting a thriving community with local convenience store, primary school, village hall and woodland walks in nearby Kennall Vale Nature Reserve. Benefitting from far-reaching country views to the rear, this versatile property provides eco credentials in the form of solar panelling with useful battery storage, detached garage/store, enclosed lawned garden with contemporary raised decking and the addition of plentiful driveway parking.

Key Features

- Detached bungalow
- Versatile accommodation
- Solar panels & EV charging point
- Far-reaching valley views
- 3/4 bedrooms, 2 bath/shower rooms
- Detached store/garage, incorporating studio space
- Enclosed garden with raised deck
- EPC rating D



THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, steps with courtesy hand rail descend to a level front terrace with exterior courtesy light and contemporary part-obscure glazed front entrance door with matching obscure glazed side panels leading into the:-

ENTRANCE LOBBY

Light and bright, with contemporary oak door leading to the living room, part-glazed door to the kitchen/dining room. Ceiling light. Radiator. Oak flooring.

KITCHEN/DINING ROOM

A nicely sized room with modern gloss handleless units set to three sides and extended with a breakfast bar feature providing a social aspect to the room. The fitted kitchen incorporates composite one and a half bowl sink with drainer and mixer tap, together with Caple appliances such as oven and grill, four ring induction hob, glass panelled splashback and contemporary matching extractor hood. Further built-in appliances include wine cooler, tall fridge/freezer, slimline dishwasher and microwave oven. Vertical radiator. Part-glazed door leading into the rear hallway. Contemporary oak door to the inner hallway. Broad double glazed window to front elevation. Contemporary dark wood effect flooring. Inset downlights.

LIVING ROOM

A nicely sized dual aspect living room with broad glazing to the front elevation, with window seat and low-level storage set under. High-level window to side aspect. Oak flooring, elaborate ceiling light, radiator. Contemporary oak door leading into:-

MAIN HALLWAY

Contemporary oak doors to all bedrooms, main shower room, and airing cupboard with Glow-worm wall-mounted combi boiler providing domestic hot water and heating. Loft hatch. Elaborate ceiling light. Positive airflow system.

SHOWER ROOM

A contemporary and modern four piece suite comprising dual flush WC, vanity unit with oval sink, mixer tap and storage under, panelled bath with side grips, mixer tap and shower attachment, together with shower cubicle with glazed and curved shower doors and Bristan electric shower. Fully tiled walls and tiled flooring. Inset downlights, extractor fan and double shaver socket. Heated towel rail. Two obscure glazed windows to the side elevation providing much natural light.

BEDROOM ONE

The primary bedroom, set to the rear of the property, with dual-leaf bi-folding doors providing immediate access onto the raised and contemporary garden decking, offering exceptional far-reaching views across the undulating fields towards Carn Brea in the distance and the outer fringes of Ponsanooth. Extensive built-in wardrobes. Vertical radiator. Herringbone pattern oak-effect flooring. TV aerial point.

BEDROOM TWO

Another nicely proportioned double bedroom with broad PVC glazing, once again, providing exceptional far-reaching views across the rural fringes of Ponsanooth and beyond. Radiator. Ceiling light.

BEDROOM THREE/STUDY

Oak patterned flooring. Casement uPVC double glazed window to side elevation. Double radiator. Ceiling light.

REAR HALLWAY

Tiled flooring. Part-glazed uPVC entrance door allowing access onto the side patio. Two contemporary oak doors leading to shower room/utility and bedroom four. Coat hooks. Ceiling light.

SHOWER ROOM/UTILITY

Space and plumbing for washer/dryer in a stack. Contemporary panelled walls for ease of maintenance. Tiled flooring. Pedestal wash hand basin with mixer tap, dual flush WC and corner shower cubicle with glazed and curved shower doors, together with mains powered shower. Inset downlights. Obscure glazed uPVC casement window.

BEDROOM FOUR

Forming part of the previous single garage and converted more recently into a good sized double bedroom. Ceiling spotlights, electrical consumer unit, radiator. Broad double glazing to the front aspect providing much natural light.

THE EXTERIOR

RAISED DECK AND REAR GARDEN

Offering varied sitting out spaces and maximising on the far-reaching country views, with a timber constructed deck with contemporary finish incorporating glass and steel balustrading and modern wood-effect flooring. From the decking, a courtesy handrail leads to a mellow stone patio, with access doors leading from the kitchen/diner and rear lobby, along with exterior water tap, raised concrete laid plinth, ideal for shallow garden structures, together with side passageway leading to the front driveway and terrace. Steps down from the patio lead to a lawned garden, enclosed with painted walling and timber fencing; laid to lawn and bordered by raised beds with the addition of a greenhouse, vegetable patch contained by landscaping timbers, and external power sockets. From the contemporary raised decking, a picket gate gives access to a glass and steel panelled stairwell with steps descending to the:-

DEEP DRIVEWAY AND GARAGE/STUDIO

With up-and-over garage door and ancillary part-glazed uPVC side entrance door, a shallow storage space with concrete base, strip lighting and shelving, together with exposed chip board walls and ceiling. A four panel door opens into the:-

STUDIO AREA

An incredibly useful space, perfect for dry storage needs, work from home needs or with potential to be utilised as a home gym or studio. Strip lighting, varying storage with open shelving. Carpeted floor. Electric wall-mounted heater. Broad uPVC window to side elevation. From the garage, a tarmacadam driveway sweeps around the side of the property, offering plentiful parking and leading to:-

FRONT DRIVEWAY AND TERRACE

Mainly laid to tarmacadam for ease of maintenance, with landscaping timbers, central stairwell with courtesy steel hand railing and small mellow stone paved raised patio providing an ancillary seating area, if required. Providing a

degree of privacy, with a favourable sunny south-easterly aspect. Exterior courtesy lighting. EV charging point to the side of the driveway.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating. Supplementary solar panelling (owned outright) providing a favourable FIT (feed in tariff) generating useful income in the region of £1,500 per annum.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

Strictly by appointment only with the vendors' Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

Dingles Close, Ponsanooth, Truro

Approximate Area = 1057 sq ft / 98.1sq m

Garage = 378 sq ft / 35.1 sq m

Total = 1435 sq ft / 133.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © endstream 2025. Produced for L. Rossy Cheest. REF: 1384643