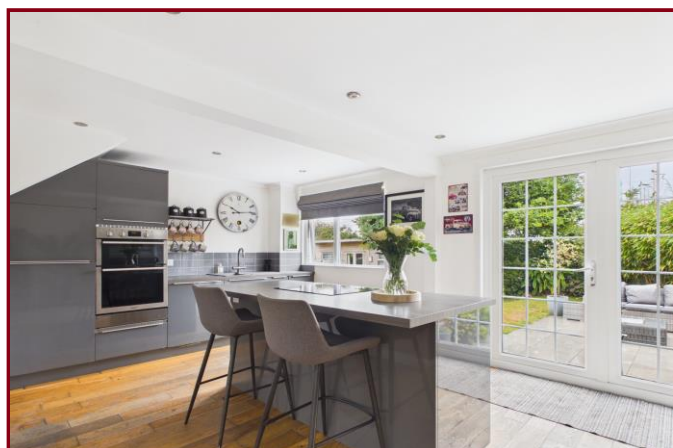




**MAP estate agents**  
Putting your home on the map

**Shortlanesend, Truro**

**Guide Price £395,000**  
**Freehold**





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## Property Introduction

Located within the popular village of Shortlanesend and occupying a generous corner plot is this delightful extended semi-detached family home enjoying countryside views from the rear elevation. Over the years, the current owners have invested a great deal of time to create a wonderful contemporary living environment, enjoying a great deal of natural light and is now offered for sale as a move-in ready family home. A bright entrance hallway accesses a large reception room with a multi-fuel burner and uPVC double glazed doors leading out to the garden, while one of the many features of the property is the spacious kitchen/diner which boasts an array of built-in storage cupboards and integrated appliances with further double glazed doors accessing the garden and this creates a wonderful family room and a space to entertain. The high standard of presentation continues on the first floor with four generous size bedrooms and a bathroom, while from the first floor can be enjoyed a rural outlook over surrounding fields. Externally, to the front is a single garage with parking immediately in front, while a pathway gives access to the property. The generous, mature and landscaped rear garden is an absolute delight with an extensive paved patio, lawn and a good range of mature shrubs and trees along with a useful insulated garden room/home office ideal for hobbies, a home office or a place to unwind.

## Location

Shortlanesend is a popular village approximately two and a half miles from the many shops and amenities of the city centre. The village has a friendly community spirit with a primary school which enjoys an excellent reputation, Public House 'The Plough Inn' and a general store/Post Office. The majestic north and south coasts are both within a reasonable travelling distance - the former famed for its rugged coastal walks and surfing beaches, while the latter is perfect for water sports, such as kayaking and windsurfing. Truro itself has a variety of restaurants, cafes and commercial outlets with its cobbled streets and Georgian architecture making it a popular destination for both locals and visitors to enjoy.

### ACCOMMODATION COMPRISES

uPVC double glazed doors opening to:-

### ENTRANCE HALLWAY

Staircase to first floor, wall-mounted heater and oak flooring. Doors off to:-

### LOUNGE 20' 8" x 12' 10" (6.29m x 3.91m) maximum measurements into recesses, plus bay window

A bright and generous size reception room with a double glazed bay window to the front and uPVC double glazed doors leading out onto the garden. Feature multi-fuel stove, heating, hot water and radiators to the first floor with wood lintel over. Oak flooring.

## KITCHEN/DINER

A large sociable kitchen and dining space stretching over 23 feet.

**KITCHEN AREA 10' 7" x 8' 3" (3.22m x 2.51m)**

**DINING AREA 23' 5" x 11' 4" (7.13m x 3.45m) maximum measurements**

A generous and sociable kitchen and dining space, wonderful for entertaining with uPVC double glazed windows to the front and rear. Double doors giving access to the garden. Single drainer sink unit with inset boiling water tap, a good range of base storage cupboards, part tiled walls, built-in double oven with warming drawer, larger style storage cupboard, integrated dishwasher, hob, washing machine and feature centre island which is also utilised as a breakfast bar. Oak flooring and wall-mounted heater.

Returning to hallway, stairs to:-

## FIRST FLOOR LANDING

Access to loft and airing cupboard. Doors off to:-

**BEDROOM ONE 20' 9" x 12' 10" (6.32m x 3.91m) maximum measurements**

uPVC double glazed windows to the front and rear enjoying a rural outlook. Radiator.

**BEDROOM TWO 11' 6" x 9' 8" (3.50m x 2.94m)**

uPVC double glazed window to the rear enjoying a rural outlook. Radiator.

**BEDROOM THREE 11' 7" x 11' 0" (3.53m x 3.35m)**

uPVC double glazed window to the front. Part panelled wall and radiator.

**BEDROOM FOUR 8' 8" x 6' 6" (2.64m x 1.98m)**

uPVC double glazed window to the front. Part panelled wall and built-in wardrobe.

## BATHROOM

uPVC double glazed window to the rear. Close coupled WC, wash hand basin with storage cupboard beneath, panelled bath with shower over and shower screen. Tiled surround and part tiled walls.

## OUTSIDE

A pathway with trees and shrubs leads to the front door. The generous, mature and landscaped rear garden is a lovely feature of the property with an extensive paved patio - ideal for those sunny days and entertaining plus it offers a variety of mature trees and shrubs, with pathway via the side of the property which also has a useful storage shed and a wood store. Within the rear garden is a useful:-

**GARDEN ROOM/HOME OFFICE 17' 3" x 10' 10" (5.25m x 3.30m)**

Fully insulated with power connected and suitable for hobbies or ideal for those who need an office from home.

**GARAGE (not measured)**

As previously mentioned, detached from the property is a single garage which has parking immediately to the front.

## SERVICES

Mains drainage, mains water and mains electricity.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

## DIRECTIONS

Proceeding into Eglos Road, follow the road round to the left continuing for a short distance, then turning right where the property will immediately be identified in front where a MAP 'For Sale' board has been erected for identification purposes. If using What3words: gift.occurs.pads

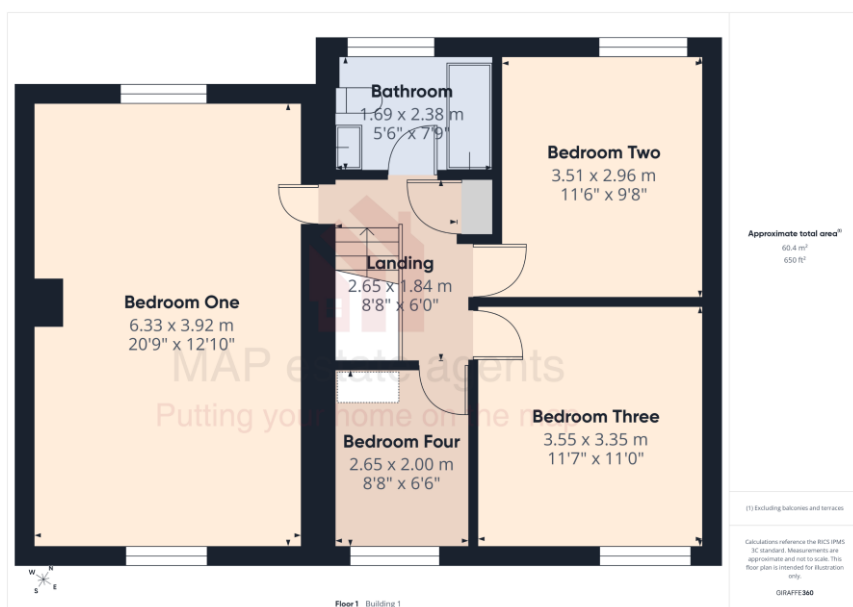


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## MAP's top reasons to view this home

- Four bedroom extended family home
- Beautifully presented
- Contemporary open-plan kitchen/diner
- Large reception room with multi-fuel burner
- Double glazed windows and doors
- Electric heating system, plus solid fuel
- Generous, mature, private landscaped garden with garden room/home office
- Delightful rural outlook over surrounding fields
- Located within a popular village
- Garage and parking



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