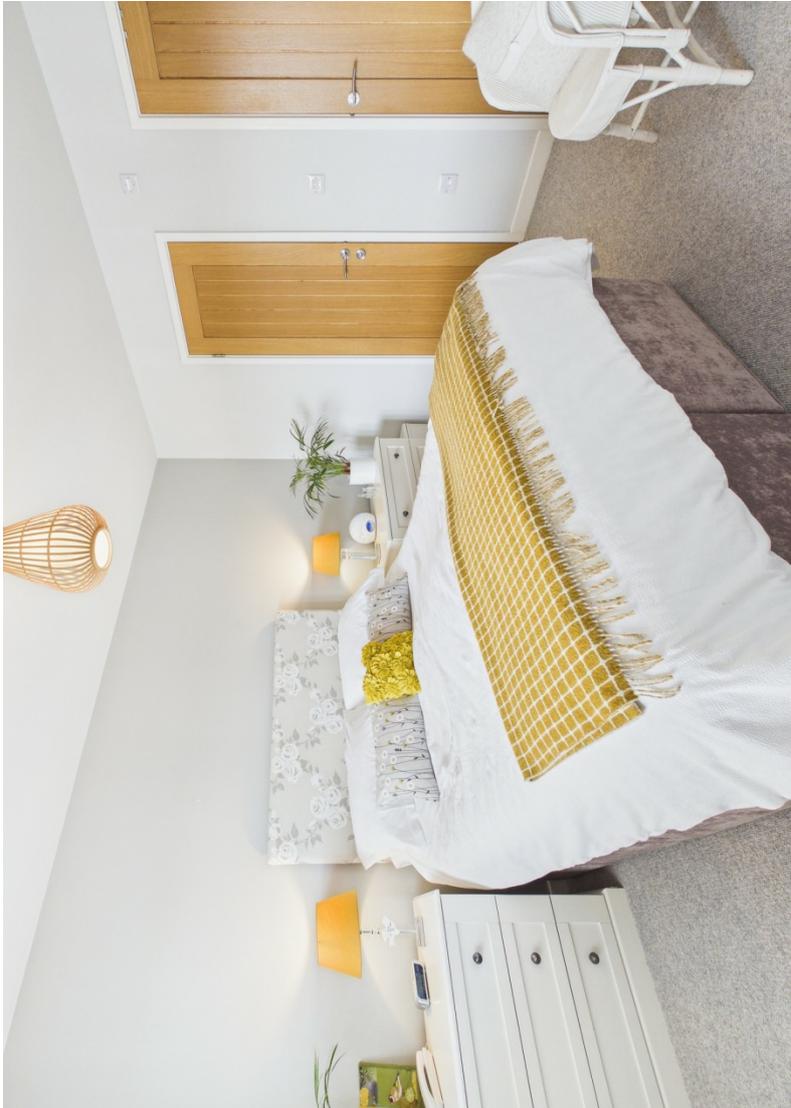




1 Trevean, North Road,
Goldsithney, United Kingdom,
TR20 9JZ









1 TREVEAN, NORTH ROAD, GOLDSITHNEY, UNITED KINGDOM, TR20 9JZ

£500,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * EN SUITE * FAMILY BATHROOM ***

*** OPEN PLAN LIVING ACCOMMODATION * WOOD BURNER ***

*** INTEGRAL APPLIANCES * GROUND FLOOR CLOAKROOM * UTILITY ROOM ***

*** LOW MAINTENANCE FRONT AND REAR GARDENS ***

*** OFF STREET PARKING * GARAGE * CONVENIENT VILLAGE LOCATION ***

*** DOUBLE GLAZED * GAS CENTRAL HEATING ***

*** EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 105 SQUARE METRES ***

A beautifully presented three bedroom detached house built in 2019 and situated on the outskirts of the popular village of Goldsithney with all its local amenities. The property is built to a high specification and the accommodation comprises of partial open plan living accommodation with utility and cloakroom on the ground floor. There is a modern kitchen with top of the range, built in appliances and a living room with feature wood burner and bifold doors leading out onto the garden. On the first floor there are three double bedrooms, one of which has en suite shower room and walk in wardrobe and there is also the family bathroom. The property is approached over a bricked driveway parking for several vehicles, leading to the garage with electric door. There are low maintenance landscaped gardens to the front of the property, gravelled pathways to either side with raised vegetable bed and wood store to one side, leading to the fully enclosed and landscaped rear garden to incorporate raised flower beds, area laid to lawn, decking patio and wildlife pond. The property is double glazed and gas centrally heated throughout and has level access to the village amenities to include public houses, village store and is within the catchment area of St Hilary Academy.

Composite front door into:

OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM:

LIVING ROOM: 23' 10" x 12' 3" (7.26m x 3.73m) UPVC double glazed windows to front with shutters, double glazed bi folding doors onto rear garden, feature wood burner fireplace with glass hearth, tiled floor, underfloor heating, central heating thermostat, TV point, carbon monoxide alarm.

KITCHEN/DINER: 24' 8" x 12' 8" maximum (7.52m x 3.86m) Fitted with a modern kitchen with double glazed windows to front with full height shutter, further double glazed window to rear, range of wall and base units with Duke Stone Dekton worksurfaces over, Clearwater Mistro 3 in 1 kettle tap, fitted AEG induction hob and oven with extractor fan over, composite one and a half bowl sink with drainer, integrated AEG wine cooler, dishwasher, fridge/freezer, further storage cupboards, breakfast bar, tiled floor, underfloor heating, smoke alarm, door to:

UTILITY ROOM: 5' 4" x 4' 6" (1.63m x 1.37m) Opaque UPVC double glazed door to rear, worktop with space and plumbing for washing machine, sink, wall mounted Alfa LPG gas combination boiler, tiled floor with underfloor heating, extractor fan, door to:

CLOAKROOM: Low level WC, extractor fan, tiled floor with underfloor heating.

Stairs rising from the kitchen/diner into:

LANDING: UPVC double glazed windows with fitted shutters, radiator, smoke alarm, loft hatch, door to:

BEDROOM ONE: 13' 1" x 9' 4" (3.99m x 2.84m) UPVC double glazed window to front, phone and TV point, radiator, large walk in wardrobe, eave storage, door to:

EN SUITE: Skylight to rear, suite comprising shower cubicle with mains Mira shower and rainfall shower head, extractor fan, vanity wash hand basin with underneath storage, light with shaver socket, low level WC, heated towel rail, tiled floor.

BEDROOM TWO: 11' 7" x 8' 11" (3.53m x 2.72m) UPVC double glazed window to front with fitted shutters, radiator.

BEDROOM THREE: 12' 2" x 9' 1" (3.71m x 2.77m) UPVC double glazed windows with fitted shutters, radiator, wardrobes and drawers.

BATHROOM: Double glazed window to side, suite comprising bath with mixer tap, glass screen, mains shower with rainfall head, vanity basin with underneath storage, light with shaver socket, low level WC, extraction fan, heated towel radiator, tiled floor.

OUTSIDE: The property is approached over a brick driveway with parking for several vehicles leading to the:

GARAGE: 18' 4" x 9' 10" (5.59m x 3.00m) Electric fob control open and over door, fitted work benches, loft storage space, Duramat hardwearing PVC tiled floor, power and lighting, double glazed door and window to rear.

The front garden is landscaped for ease of maintenance with area laid to gravel with established shrubs and plants, raised flower beds, gated access to both sides with postbox, outdoor double sockets, undercanopy PIR controlled down lighters, sunken LPG tank. To one side of the property there is raised vegetable bed and log store with hard standing for greenhouse if required. Rear landscaped garden with areas laid to patio, wooden decking areas, wildlife pond, lawned area, raised beds with various shrubs and trees, all enclosed by a high level wooden fencing, two outside double sockets, external PIR feature wall light, outside tap.

SERVICES: Mains water, electricity, LPG central heating and drainage.

DIRECTIONS: Via "What3Words" app: [///increases.conducted.cliff](https://www.what3words.com/#!/increases.conducted.cliff)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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01736 360203

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