



Threemilestone

A spacious semi-detached house
Set in a convenient location near Truro
Considered ideal as a home or investment
Well presented and flexible layout
UPVC double glazing, independent gas heating
Sitting room, dining room, well fitted kitchen
Three/four bedrooms (one ground floor)
Family bathroom, ground floor wet room
Attached garage and multiple driveway parking
Generous gardens alongside light woodland and fields

Guide £325,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK7304



A great opportunity to own this spacious, three/four bedroom semi-detached family home which is set in a popular and convenient location at Threemilestone on the outskirts of Truro, within close proximity to local schools and amenities and just a few miles away from the cathedral city of Truro and the surrounding area.

The house is considered ideal as a home or an addition to an investors property portfolio and offers features including; UPVC double glazed windows and doors, a quality fitted kitchen in high gloss finish with appliances, recent re-decoration and a combination of hard wearing wood finish flooring and fitted carpets (some are new) throughout.

The extended and spacious accommodation offers you a number of flexible options including the opportunity to create an ancillary annexe for a family member or independent teenager, an excellent home office with facilities separate from the main house. The accommodation on the ground floor includes an entrance porch, sitting room with staircase to the first floor, quality fitted kitchen which is open plan to a dining room and that has an excellent outlook over the gardens to fields and light woodland behind, a door leads into an inner lobby and that gives access to a wet room/wc, the utility room (could make a galley style kitchen) and a third reception room or bedroom four with access onto the garden. The first floor has three bedrooms and a family bathroom with wc combined in white.

Outside the house there is along driveway with ample parking for a number of vehicles, a large front garden and access alongside the property leading into an enclosed garden with patio and lawn and enjoying a sunny aspect for much of the day.

The village of Threemilestone offers a range of local amenities which include a village store, Co-op convenience store, bakery, Post Office, hairdressers, primary schooling and is on a regular bus route to the heart of Truro and offers ease of access to The Royal Cornwall Hospital and Truro College.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this delightful home. Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL LEADING INTO:

ENTRANCE PORCH 1.83m (6'0") x 1.14m (3'9") Having a double glazed window overlooking the front garden, hard wearing wood finish flooring, cupboard with electric meters, internal door to:

SITTING ROOM 4.47m (14'8") x 4.32m (14'2") into recess and including stairs.

A bright dual aspect reception room with double glazed French doors with fixed side panels giving access to and overlooking the front gardens, double glazed window to the side, a focal point beech effect fireplace with black marble inserts and hearth, inset gas coal effect fire, TV aerial point, coved cornicing, built-in bookshelves, staircase to the first floor, new fitted carpet, white panelled internal door with glazed side panel leading to:



FITTED KITCHEN 4.44m (14'7") x 3.30m (10'10")

Well equipped with a full range of matching wall and base units in high gloss finish, wrap around wood effect work surfaces and matching splash backs over, 1 1/2 bowl single drainer stainless steel sink unit with contemporary black swan neck mixer tap and cutlery drainer, electric induction hob, smoked glass splash back and cooker hood over, electric oven and microwave set in an adjacent housing, space for American style refrigerator/freezer, inset ceiling spotlights, a further range of matching units on the far side, deep under stairs storage cupboard, hard wearing wood finish flooring, door to inner lobby, open plan to:



DINING ROOM 3.91m (12'10") x 2.95m (9'8")

A lovely bright dual aspect room with wrap around broad UPVC double glazed windows and double opening doors to the patio and gardens enjoying views across to light woodland and fields alongside, continued hard wearing wood finish flooring.



DOOR FROM KITCHEN TO:

UTILITY ROOM 3.23m (10'7") x 1.27m (4'2")

Equipped with a range of fitted wall and base units in high gloss white with roll top work surfaces over, single drainer stainless steel sink unit, space for refrigerator, plumbing for washing machine and venting for tumble dryer alongside, double glazed window, vinyl flooring, strip light, consumer box. This could make an ideal kitchen for an annexe.

WET ROOM 1.93m (6'4") x 1.27m (4'2")

Fully tiled walls and flooring, thermostatically controlled electric shower, low flush wc and china hand wash basin set in a high gloss white vanity unit, chrome waterfall tap over, heated towel rail, frosted double glazed window, inset ceiling spotlight, white panelled internal door.



RECEPTION ROOM/BEDROOM FOUR 5.16m (16'11") x 2.57m (8'5")

This room was converted from the garage some years ago and offers a bright dual aspect with double glazed window overlooking the front garden and new double glazed sliding patio door with fixed side panel leading to the gardens and enjoying views across to light woodland and fields, hard wearing wood finish flooring, TV aerial point, inset ceiling spotlights.



STAIRCASE FROM THE SITTING ROOM TO:

FIRST FLOOR LANDING

With new fitted carpet, double glazed flank window enjoying country views, access to insulated loft space.

BEDROOM ONE 3.96m (13'0") x 2.62m (8'7") plus a wardrobe recess of 1.65m (5'5") x 0.81m (2'8")

A bright main bedroom with broad UPVC double glazed windows enjoying a pleasant outlook over the front aspect and open green area to the right hand side, airing cupboard with lagged copper cylinder, immersion and slatted shelving, fitted carpet, six panelled internal door.



BEDROOM TWO 2.74m (9'0") x 2.51m (8'3")

Enjoying a pleasant outlook over the rear garden and across to the light woodland and countryside, fitted carpet, coved cornicing, six-panelled internal door.



BEDROOM THREE 3.20m (10'6") x 1.83m (6'0") into recess and including stairwell.

With a UPVC double glazed window and roller blind enjoying a pleasant outlook over the front garden to and open green area on the right hand side, fitted carpet, six-panelled internal door, shelving unit.

BATHROOM 1.88m (6'2") x 1.85m (6'1")

Well appointed with a white suite comprising; P-shaped shower bath having a chrome mixer tap and hand shower, thermostatically controlled electric shower and curved glass screen, bathroom panelled walls, china wash hand basin set on a vanity unit with low flush wc alongside, mirrored bathroom cabinet, extractor fan, chrome heated towel rail, frosted double glazed window.



OUTSIDE

ATTACHED GARAGE 5.26m (17'3") x 2.67m (8'9")

With up and over door, light and power and window to the rear. A concrete driveway leads down this delightful large front garden bisecting two areas of lawn and having new timber fencing to the left hand side and a gravelled and paved area outside the French doors.

REAR GARDEN

To the rear of the property there are delightful south facing landscaped gardens, with an extensive slate paved patio which provides a sheltered place to relax and entertain your family and friends, lawn,

flowerbeds with bark chipping for ease of maintenance, stained wood fencing.

SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band C.



MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.