

PROBUS

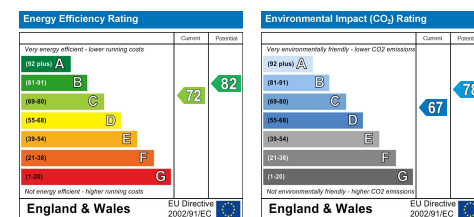


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KEY FEATURES

- Four Bedrooms
- Lounge/Dining Room
- Study
- Garage
- Gas Central Heating
- Master Ensuite
- Kitchen
- Two Bathrooms
- Lots Of Parking
- Annexe Potential

ENERGY PERFORMANCE RATING



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4 AMELIA CLOSE, PROBUS, TRURO, TR2 4TS

SPACIOUS DETACHED BUNGALOW IN CENTRAL VILLAGE LOCATION

Occupying a good sized plot and within a level walk of the bus stop and village facilities. Very versatile with potential for an annexe if required. Four bedrooms - master en suite, lounge/dining room, kitchen, study, two bathrooms, garage, enclosed gardens and lots of parking.

Gas central heating. EPC C

PRICE GUIDE £400,000

GENERAL COMMENTS

4 Amelia Close is a very large detached modern bungalow located within an established residential development. The bungalow is very understated from outside and is a lot larger than one would expect with an extremely versatile layout. Whilst currently arranged as one large dwelling it has the potential to split to provide separate annexe accommodation and this would be very easy to do as it has two entrances. The bungalow occupies a large level plot and whilst it has neighbouring properties mature hedging provides privacy and protection. The accommodation comprises; entrance hall, large lounge/dining room with french doors overlooking the gardens, four double bedrooms, the master has an en-suite bathroom, two further bathrooms and a study which could easily become a fifth bedroom if required. Alternatively there is potential to split the bungalow to provide a one bedroom self contained annexe. Adjoining the bungalow is a large garage/workshop and there is parking for at least five cars. The bungalow has been greatly improved in recent years and is beautifully presented throughout with modern fitted kitchen and bathrooms, double glazing and mains gas fired central heating.

LOCATION

Probus is a thriving community approximately six miles east of Truro and about eight miles west of St. Austell. The village boasts a good range of facilities for everyday needs including parish church, primary school, excellent farm shop, general stores with post office, Public House village hall, cafe, restaurant, Chinese takeaway and even a fish and chip shop. A very regular bus service connects both Truro and St. Austell and here there are a wider range of facilities including banks, building societies, shops, schools and main line railway link to London



(Paddington). The village is also easily accessible to the Roseland Peninsula and hence a number of beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Partly glazed entrance door, radiator, loft access with ladder, two ceiling lights.

LOUNGE/DINING ROOM

24'6" x 12'5" (7.47 x 3.79)

A light room with sliding patio doors overlooking rear garden. Two ceiling lights, two radiators, telephone and television points, door to kitchen and inner hallway.

KITCHEN

10'11" x 9'8" (3.33 x 2.97)

A twin aspect room with windows overlooking rear and side gardens. Excellent range of base and eye level units, worktops with tiled splashbacks, stainless steel sink/drain, space and plumbing for washing machine and dishwasher, space for cooker and fridge/freezer. Tiled floor, extractor fan. Ceiling light.

INNER HALLWAY

Storage cupboard, access to bedrooms, study and bathroom

STUDY

9'9" x 7'0" (2.98 x 2.14)

Partly glazed door to front. Telephone point, radiator.

BEDROOM 3

11'5" x 10'4" (3.50 x 3.16)

Window to front, radiator, door to bathroom.



BATHROOM

A partly tiled room with low level w.c; wash hand basin, pannelled bath with wall mounted shower above, frosted window to rear.

BEDROOM 4

13'9" x 9'9" (4.20 x 2.99)

Window to front, radiator.

From main entrance hall.

BEDROOM 1

14'3" x 10'11" (4.36 x 3.34)

Window to side, radiator, door to:

EN SUITE BATHROOM

Partly tiled with modern white suite comprising low level w.c; wash hand basin, pannelled bath with tiled surround and shower over, frosted window to side, extractor fan. Airing cupboard housing Worcester gas fired boiler.

BEDROOM 2

10'0" x 12'10" (3.06 x 3.92)

A twin aspect room with windows to front and side. Television point, radiator.

OUTSIDE

At the front of the bungalow a driveway provides parking for a car with access to the garage. Further parking is to the side of the bungalow behind a timber gate. A crazy paved apron leads to the front doors and there are two outside lights.

GARAGE

16'4" x 10'3" (5.00 x 3.14)

Electric up and over garage door. Part glazed pedestrian door to rear garden. Light and power.

REAR GARDEN

The rear garden enjoys a sunny aspect and is enclosed behind a mature hedgerow that provides privacy and protection from neighbouring properties. There is a large patio that runs the length of the bungalow providing lots of sitting out space. The garden is mainly lawn and has a magnificent magnolia tree and a selection of mature shrubs and plants including a bay tree and holly. A path leads down the side of the bungalow to the garage.

SERVICES

Mains water, electricity, gas and drainage are connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DIRECTIONS

From Truro proceed in an easterly direction and after leaving Tresillian turn left signposted to Probus. Proceed through the village and turn right by the restaurant, passing the village hall. Turn right into Amelia Close and No. 4 is easily identified at the end on the right hand side.

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