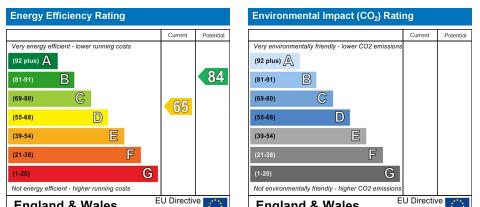


KEY FEATURES

- THREE BEDROOM
- EN SUITE
- ENCLOSED GARDENS
- DRIVEWAY
- KITCHEN / DINER
- BATHROOM
- LOUNGE
- GARAGE
- DOUBLE GLAZED
- EPC D

ENERGY PERFORMANCE RATING



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109 CARNE VIEW ROAD, PROBUS, TRURO, CORNWALL, TR2 4TR
THREE BEDROOM DETACHED HOUSE WITH ENCLOSED GARDEN IN QUIET VILLAGE LOCATION

The location of 109 Carne View Road is very special, tucked away at the end of the road offering a high level of privacy from the rear enclosed gardens and offering sun throughout the day and evening. The house is attractive brick exterior walls and along with newly installed windows and doors to the rear, boast how well maintained this property has been in its current ownership. The rear garden is easy maintenance, yet still offers potential for any purchasers to re-instate grass if they wished to. Internally, the dividing wall has been removed to create an open plan kitchen / diner providing a light and inviting space on the ground floor. The kitchen and bathrooms are all very modern and tastefully chosen. A driveway provides private parking and an attached garage is also offered. The accommodation includes three bedrooms, the master has en suite, sitting room, kitchen / diner, cloakroom and bathroom.

GUIDE PRICE £310,000

THE PROPERTY

109 Carne View Road is a beautifully presented detached house within the sought after village of Probus. The location is particularly pleasant being towards the far end of Carne View Road and within a short walk of the village centre, playing field, Parish Church and doctors surgery. The house is double glazed and has gas central heating. The current owners have removed the dividing wall between the kitchen and dining room creating a more open plan and airy space. There is a lovely enclosed rear garden which enjoys a sunny aspect with many features and mature shrubs and plants. This space would be ideal for children and pets. There is scope to add a conservatory at the rear if required. The accommodation includes entrance hall, cloakroom, lounge, kitchen diner, three bedrooms (one with en suite) and family bathroom. An early viewing is essential.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

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



ENTRANCE HALL

Wood effect laminate flooring, smoke detector with doors to:

CLOACKROOM

Contemporary W.C and hand wash basin with tiled splashback. Double glazed obscure window to front aspect. Radiator and fuse board.

LOUNGE

14'5" x 12'5" (4.4 x 3.8)
A light room with three double glazed windows to front aspect with double sash style doors leading to open plan kitchen diner. Two radiators, Aerial point and coving. Wood effect laminate flooring .

KITCHEN / DINER

21'7" x 15'8" (6.6 x 4.8)
Fitted kitchen with a range of matching base and eye levels units and draws. Worktop incorporating stainless steel sink and drainer unit with tiled splash-back. Integrated Bosch electric oven with Bosch induction electric hob above. Extractor, fridge freezer and radiator. Space for dishwasher and washing machine. Built in spot lights, window to rear aspect and under stair cupboard. New double patio doors leading to rear enclosed garden.

STAIRS & LANDING

With airing cupboard housing Ideal boiler. Loft access and doors to;

BEDROOM ONE

10'5" x 10'2" (3.2 x 3.1)
Double bedroom with double glazed window to rear aspect overlooking garden. Aerial point, phone socket and radiator. Three integrated wardrobes and door to;



EN SUITE

A contemporary and well fitted en suite with W. C and wash basin with cupboards below. Tiled walls with shower. Integrated spot lighting and extractor fan. Heated towel rail and window to side aspect.

BEDROOM 2

10'2" x 7'10" (3.1 x 2.4)
Double bedroom with double glazed window to front aspect.

BEDROOM 3

7'10" x 6'10" (2.4 x 2.1)
Single room currently used as an office, wood effect laminate flooring, double glazed window to front aspect. Integral wardrobe/ storage cupboard.

BATHROOM

7'2" x 5'2" (2.2 x 1.6)
Frosted double glazed window to rear aspect. Contemporary W.C with hand wash basin and heated towel rail. Large bath with shower above. Tiled walls and integrated spot lighting.

OUTSIDE

To the front of the property, there is a driveway that leads to the garage. Access is provided to the enclosed rear gardens from both sides of the house. The garden itself is very private and enjoys a sunny aspect throughout the course of the day and evening. The garden is low maintenance due to the mixture of stone and pebbles under foot. However there is still possibility for grass to be planted in place of the pebbles if the purchaser wishes. There is a stone hedge around the back of the garden where many mature plants and shrubs can be seen. There is a feature pergola and many seating areas. External electric points, lights and a tap are also present.

GARAGE

18'4" x 8'6" (5.6 x 2.6)
Up and over garage door. Part of the ceiling is boarded for storage. Two lights and storage units.

SERVICES

Mains water, gas, electric and drainage.

N.B

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

VIEWING

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DIRECTIONS

Proceeding from Truro towards St. Austell bypass the village on the A39 and at the Trewithen roundabout take the left hand turning signposted to Probus. At the mini roundabout turn left into Carne View Road and follow this road to the end where 109 will be located set back on your left hand side.