

FOR SALE



Gloweth, Truro

4 Bedroom detached family home, close to hospital and local amenities. To be sold with no forward chain

£425,000


MARTIN&CO



- Four bedroom detached
- Close to hospital
- Double garage
- Great family home
- Gardens to side and rear
- No forward chain
- EPC - C

PROPERTY DESCRIPTION

This four bedroom detached property is ideally for Royal Cornwall hospital, Truro and Penwith college, Richard Lander school, Truro golf club and Truro leisure centre. A perfect family home, the property has well proportioned rooms throughout with an spacious living room running the full length of the property to one side with patio doors leading to the rear garden. The kitchen is well laid out and has a arch through to a separate dining room. Utility room and WC. Four bedrooms to the first floor with the master bedroom having its own ensuite and built in wardrobes. Family bathroom. Gardens to side and rear. Large double garage, plus ample driveway parking. The property is currently tenanted but will be sold with vacant possession. Viewings by appointment.

ENTRANCE HALL

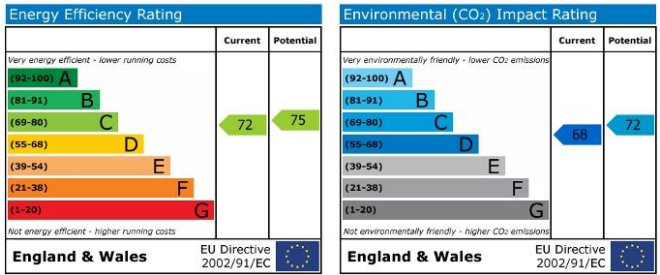
Stairs rise to the first floor, large under stairs storage cupboard. Doors leading to principle ground floor rooms.

W/C

Wash hand basin and WC. Opaque window to front aspect

LIVING ROOM 20' 7" x 10' 8" (6.275m x 3.254m)

An exceptionally spacious room running the full depth of the property. Large window to front aspect, further window to side aspect. Patio doors leading to rear garden. Wood-effect gas fire on slate hearth.





KITCHEN/BREAKFAST ROOM 14' 4" x 8' 5" (4.378m x 2.587m)

The kitchen is fitted to three sides with a range of above and below counter units with worktops above. Stainless steel sink and drainer. Gas hob. Fitted double electric oven. Windows to both rear and side aspect. Tiled floor. Archway through to dining room. Door leading to utility room

UTILITY ROOM 5' 8" x 8' 6" (1.741m x 2.605m)

Fitted to one side with below counter units. Worktop above with stainless steel sink. Space and plumbing for washing machine. Wall hung gas boiler. Window to front aspect. Door leading to side of property.

DINING ROOM 10' 11" x 9' 7" (3.348m x 2.946m)

The dining room is adjacent to the kitchen with a large window to the rear aspect. Could be a formal diner although currently used as a second reception and home office.

LANDING

With doors to all principle rooms

BEDROOM 1 11' 6" x 12' 11" (3.525m x 3.957m)

The main bedroom benefits from generous built in storage wardrobes fitted to one side of the room with and additional cupboard over the stairs. Large window to front aspect. Door to ensuite shower room.



ENSUITE

Fitted with a white three piece suite comprising wash hand basin, WC and enclosed shower cubicle. Opaque window to side aspect

BEDROOM 2 11' 7" x 10' 10" (3.537m x 3.307m)

Generous double room with two alcoves designed for freestanding wardrobes. Large window to front aspect

BEDROOM 3 8' 8" x 10' 2" (2.663m x 3.102m)

Also a good double room with ample space for double bed and wardrobes. Window to rear aspect.

BEDROOM 4 8' 8" x 10' 9" (2.659m x 3.285m into recess)

Slight 'L' shape into recess. Small double or large single room that could also be used as a home office. Window to rear aspect.

BATHROOM

Fitted with a white three piece suite comprising of bath with shower over, WC and wash hand basin. Opaque window to rear aspect.



GARAGE 17' 10" x 18' 1" (5.454m x 5.522m)

An oversized garage providing ample space for two cars plus storage. Further potential storage in open loft space above. The driveway is generous and would accommodate at least two vehicles.

GARDENS

The property is detached and has gardens to both sides and the rear. The rear garden is mainly laid to lawn and is boarded by shrubs and plants with a high hedge to the rear providing a great deal of privacy.



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