



- Detached Three Bedroom House
- One Bedroom Annexe
- Gas Fired Heating
- Enclosed Rear Garden

25 Carrine Road, Truro, TR1 3XB

£345,000

Occupying a quiet Cul de sac location, this detached three bedroom family home offering double glazing and gas fired heating. The vendors have converted the garage and extended above to create a spacious one bedroom annexe with living room and kitchen area, whilst to the first floor is the main bedroom and shower room. The main dwelling boasts an entrance hall, living room, kitchen/diner with a range of base and wall units. To the first floor are the three bedrooms and the bathroom. Externally the property boasts parking and a well stocked enclosed rear garden with lawn, paved seating area and timber shed.



Property Description

DESCRIPTION

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LOCATION

Carrine Road offers the benefit of being on the outskirts of Truro and is extremely conveniently located for the Royal Cornwall Hospital at Treliske and Truro College. There is good access out to the main A30 serving the remainder of Cornwall whilst the town centre itself is approximately 1 1/2 miles distant with an extensive range of facilities as well as a mainline rail station linking through to London Paddington and the north.

ENTRANCE HALL

LIVING ROOM

12' 7" x 14' 8" (3.84m x 4.47m) Double glazed window to front elevation, under stairs storage cupboard, radiator.

DINING AREA

10' 7" x 7' 8" (3.23m x 2.34m) Radiator, double glazed door to rear garden.

KITCHEN AREA

10' 7" x 7' 8" (3.23m x 2.34m) Fitted with a range of base and wall units, work top incorporating stainless steel sink unit, Gas hob with hood above, electric oven, plumbing for washing machine.





FIRST FLOOR LANDING

Loft access,

BEDROOM

14' 8" x 8' 5" (4.47m x 2.57m) Double glazed window to rear elevation, radiator.

BEDROOM

11' 6" x 8' 7" (3.51m x 2.62m) Double glazed window, radiator.

BEDROOM

7' 0" x 8' 6" (2.13m x 2.59m) Double glazed window, radiator.



BATHROOM

Bathroom suite comprising: Low level w/c, pedestal wash hand basin, panel bath with shower over ladder towel rail.

ANNEXE LIVING AREA

8' 11" x 28' 8" (2.74m x 8.76m) Double glazed window to front elevation, stairs to first floor, kitchen area, gas hob with hood above, electric oven, sink unit, door to rear garden.

BEDROOM & SHOWER ROOM

10' 4" x 28' 8" (3.15m x 8.76m) (Including Stairs) Double glazed window to front elevation door to shower room, suite comprising: shower cubicle, low level w/c, wash hand basin, vellux window.



PARKING

Hard standing parking to the front of the property.

REAR GARDEN

Enclosed rear garden, laid to lawn boarded by flowerbeds, paved seating area, timber shed, mature shrubs, plants and trees, side access.

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