

**FOR SALE**



## Truro

Four bedroom modern detached house located close to Truro city centre and local schools - ideal for a family or investment.

**£245,000**

**MARTIN&CO**



## PROPERTY DESCRIPTION

Located close to the city centre this modern four bedroom detached house had been finished to a very good standard and would be ideal for someone looking for a property with a 'work from home' layout or as an investment purchase as the property has proven to work well as a rental for the current owner.

On the ground floor there is a contemporary styled kitchen with granite work surfaces, soft close cupboards and ample space for a dining table. Also on the ground floor there is a living room, utility room and WC. On the first floor there are four bedrooms (with one working well as a potential home office), ensuite to the master bedroom plus family bathroom. Two off road parking spaces, garden to side. Offered with no forward chain. Viewings by appointment.

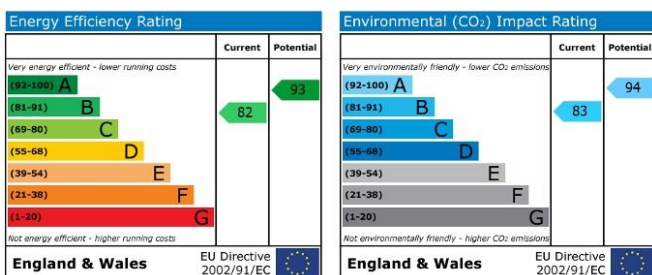
## ENTRANCE HALL

Entrance is on the side of the property. Hallway gives access to ground floor rooms with stairs rising to first floor.

## LIVING ROOM 14' 4" x 11' 3" (4.371m x 3.444m)

With UPVC window to side aspect overlooking garden

- Modern house
- Ideal 'work from home' property
- Open plan kitchen/dining room
- Off road parking for 2 cars
- No forward chain
- EPC - B





**WC**

Wash hand basin, WC and opaque window to side aspect.

**KITCHEN/BREAKFAST ROOM**  
**15' 11" (2.976m x 4.875m)**

Fitted to two sides with modern contemporary units above and below counter with granite worktops. Integrated dishwasher, electric oven with hob and extractor above. Laminate flooring with ample space for dining table. UPVC windows to both side and front aspect. UPVC patio doors to front of property.

**UTILITY ROOM** **4' 8" x 6' 5" (1.423m x 1.970m)** Fitted to one side with above and below counter units and worktop with stainless steel sink. Space and plumbing for washing machine. Wall hung gas central heating boiler.

**LANDING**

Front the ground floor, stairs rise to the first floor landing which has doors to all rooms.

**MASTER BEDROOM** **11' 4" x 8' 2" (3.473m x 2.504m)**

With UPVC double glazed window to side aspect. Door leading to en suite bathroom

**EN SUITE**

Fitted with a white three piece suite. Wash hand basin. WC and enclosed shower cubicle. Heated towel rail. Opaque UPVC double glazed window to rear aspect

**BEDROOM 2** **8' 5" x 9' 2" (2.566m x 2.809m)**

With UPVC window to front side aspect. Cupboard over stairs providing storage

**BEDROOM 3** **9' 9" x 6' 11" (2.981m x 2.125m)**

With UPVC to front aspect

**BEDROOM 4** **8' 10" x 8' 7" (2.717m x 2.634m)**

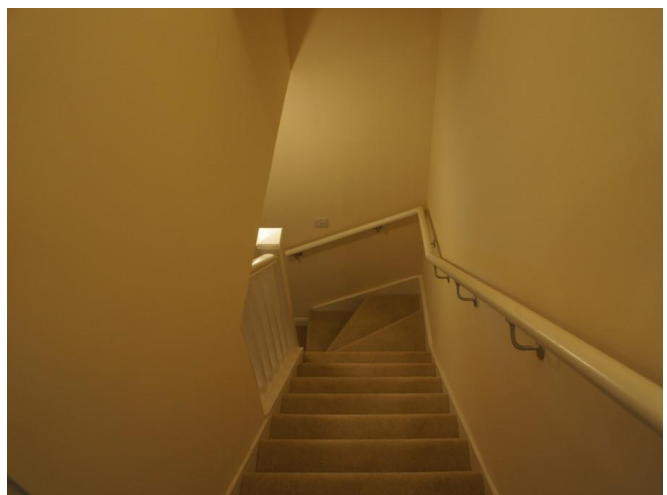
With UPVC window to side aspect

**BATHROOM**

Fitted with a modern white three piece suite comprising WC, wash hand basin and 'P' bath with shower over and screen. Heated towel rail. Opaque UPVC window to side aspect.

**OUTSIDE**

There is ample off road parking for at least two vehicles with a drive way that has been laid with attractive block paving. Garden to side which is mainly laid to lawn, boarded by a hedge for privacy from the road.





## Martin & Co Truro

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