



- Detached 4 Bedroom House
- Welcoming Entrance Hallway
- Generous Modern Kitchen/Dining Room
- Downstairs Under Floor Heating

9a High Street, Chacewater, Truro, TR4 8LW

Asking Price Of £325,000

A modern detached four bedroom (master en-suite) family home located within the sought after village of Chacewater. This lovely home has generous accommodation throughout and must be viewed to internally to be appreciated. The property comprises of a spacious welcoming hallway with doors leading to the following accommodation: Lounge with dual aspect windows, kitchen/dining room with doors opening into the garden, separate utility room. Also downstairs there is a play room along with a WC. The first floor accommodation comprises of Master bedroom with dressing area plus en-suite shower room, three further bedrooms plus family

Property Description

DESCRIPTION

A modern detached four bedroom (master en-suite) family home located within the sought after village of Chacewater. This lovely home has generous accommodation throughout and must be viewed internally to be appreciated. The property comprises of a spacious welcoming hallway with doors leading to the following accommodation: Lounge with dual aspect windows, kitchen/dining room with doors opening into the garden, separate utility room. Also downstairs there is a play room along with a WC. The first floor accommodation comprises of Master bedroom with dressing area plus en-suite shower room, three further bedrooms plus family bathroom. To the outside there are gates opening onto the driveway providing ample parking with a detached garage with low maintenance seating area, a pathway leads around the rear of the property leading to a further low maintenance decked area. Warmed by Oil Fired Central Heating and Double Glazing.

LOCATION

Chacewater is a thriving village located midway between Truro and Redruth and superbly located for those seeking access to the A30 or the facilities of the Royal Cornwall Hospital at Treliske and Truro College. Within the village itself is a public house, primary school, doctors health centre/surgery, local mini market shop and fish and chip shop. Truro city itself includes a mainline rail link through to London Paddington and is some 6 miles distant and offers an extensive range of recreational, retail and educational facilities

ENTRANCE HALL

With tiled flooring. Stairs to first floor. Doors to:-

KITCHEN/DINING ROOM

23' 7" x 12' 0" (7.20m x 3.67m) Double glazed sash window to the front and rear elevations. Patio doors opening into the side garden. Fitted with a range of wood wall and base units with complimentary worktops incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, built-





in oven and grill with extractor fan over and 4 ring electric hob. Integrated dishwasher and fridge/freezer. Door opening into the:-

UTILITY ROOM

11' 0" x 6' 3" (3.37m x 1.91m) Fitted with base units with roll edge worktop incorporating a stainless steel sink and drainer unit with taps over. Space for washing machine and tumble dryer. Under stairs storage cupboard. Door opening into rear garden.

WC

Fitted with a white low level wc, pedestal wash hand basin with mixer tap over. Tiled flooring. Downlighters. Tiled walls.



LOUNGE

16' 0" x 11' 4" (4.88m x 3.47m) Dual aspect double glazed sash windows to the side and rear elevations. Feature fireplace with marble surrounds and hearth with freestanding electric style woodburner.

PLAYROOM

10' 4" x 7' 1" (3.17m x 2.17m) With double glazed sash window to the front elevation.

FIRST FLOOR

LANDING

Double glazed sash window to the rear elevation. Radiator. Loft access. Storage cupboard with rail and shelving.

MASTER BEDROOM

12' 5" x 11' 4" (3.80m x 3.47m) Double glazed sash window to the front elevation. Radiator. Doorway opens to the dressing area which has built-in wardrobe having the convenience of sliding doors. Door opens into:-

ENSUITE

7' 9" x 5' 10" (2.37m x 1.80m) Fitted with a shower cubicle,





low level wc, pedestal wash hand basin with cupboards under and wall mounted mirror. Wall mounted towel rail/heater. Tiled walling. Shaver point. Obscure double glazed sash window to the rear elevation.

BEDROOM 2

11' 4" x 11' 7" (3.47m x 3.55m) Double glazed sash window to the front elevation. Radiator. Built-in single wardrobe with hanging rail.

BEDROOM 3

11' 8" x 11' 4" (3.57m x 3.46m) With double glazed sash window to side elevation. Radiator. Built-in wardrobe.

BEDROOM 4

10' 0" x 8' 3" (3.05m x 2.52m) Double glazed sash window to the front elevation. Radiator.

FAMILY BATHROOM

8' 9" x 6' 10" (2.67m x 2.10m) Obscure double glazed sash window to the rear elevation. Fitted with a white suite comprising of bath with shower over, low level wc, 2 wash hand basins set in worktop with cupboards under and 2 wall mounted mirrors over the basins. Tiled walling. Wall mounted towel rail/heater.

OUTSIDE

The property has a generous driveway accessed via a double timber gate which leads to the detached garage. To the side of the garage is a low maintenance seating area. There is a pathway which leads along the rear of the property leading to the enclosed side garden which has an attractive decked/patio area which is bordered with hedging and flower borders.

GARAGE

16' 10" x 9' 8" (5.13m x 2.95m) With up and over door, power, eaves storage and a side door.

DIRECTIONS

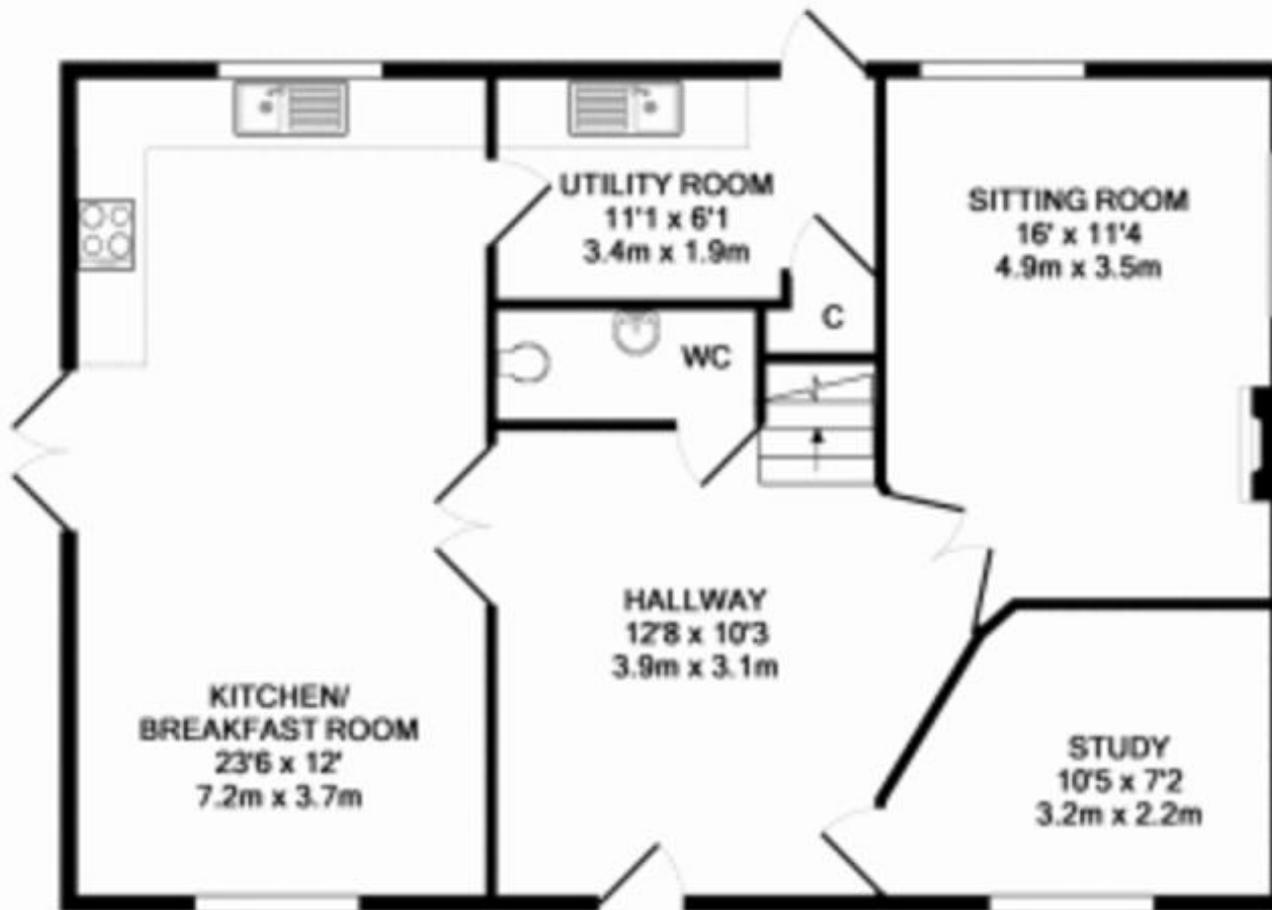
On entering Chacewater from the Truro direction continue through the village and the property will be found towards the



end on the right hand side.

"DOUBLE CLICK TO INSERT"





GROUND FLOOR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements