



- No Onward Chain
- Four Bedrooms
- Generous Garden
- Ample Parking

39 Ventonlace, Grampound Road, Truro, TR2 4TA

£285,000

A spacious FOUR BEDROOMED semi-detached family home within this quiet cul-de-sac located within the popular village of Grampound Road. The property benefits from gas fired central heating, double glazing and is well presented throughout. The internal accommodation briefly comprises: Entrance porch, living room with feature fireplace housing gas coal effect fire, dining area, fitted kitchen with integrated dishwasher, fridge, gas hob, electric oven, door to integral garage with plumbing for washing machine, large conservatory with double doors opening onto the rear garden. To the first floor are the four bedrooms and a modern bathroom suite



Property Description

DESCRIPTION

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LOCATION

Grampound Road village is ideally situated for those requiring access to St Austell and Truro and it is also within motoring distance to the A30. The village itself benefits from a pre school, junior school and school bus to The Roseland Academy. There is also a shop/post office, cricket club with pavilion and village hall. The village also has some wonderful countryside walks. Within short motoring distance of the property is the Roseland Peninsula, with its picturesque coves and seduced beaches.

ENTRANCE PORCH

4' 0" x 3' 11" (1.22m x 1.21m) Double glazed door, double glazed window.

LIVING ROOM

17' 7" x 10' 11" (5.36m x 3.35m) Double glazed windows to front and side elevations, radiator, feature gas coal effect fire, dimmer switch, access to:





DINING AREA

8' 9" x 8' 4" (2.67m x 2.56m) Radiator, access to the kitchen and conservatory.

KITCHEN

Fitted kitchen with a range of base and wall units, worktop incorporating one and half bowl stainless steel sink unit, integrated gas hob with hood above, electric double oven, integrated dishwasher and fridge, under pelmet lighting, double glazed window to rear elevation, personal door to garage.

CONSERVATORY

10' 11" x 9' 11" (3.35m x 3.04m) Double glazed window and doors to rear garden, radiator.



FIRST FLOOR LANDING

Cupboard housing hot water tank, loft access.

BEDROOM

8' 9" x 8' 5" (2.67m x 2.58m) Double glazed window to rear elevation, radiator.

BEDROOM

11' 1" x 6' 9" (3.38m x 2.07m) Double glazed window to front elevation, radiator.

BEDROOM

12' 5" x 8' 4" (3.79m x 2.56m) Double glazed window to front elevation, radiator.

BEDROOM

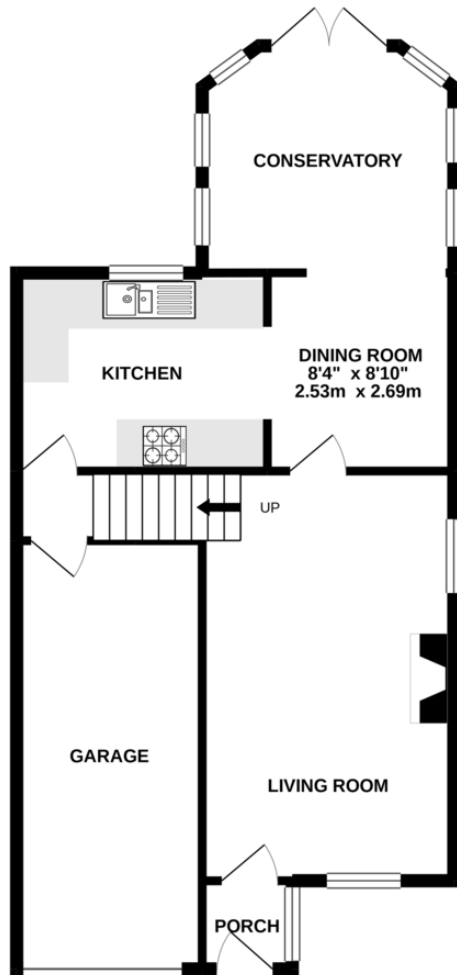
10' 5" x 8' 5" (3.18m x 2.58m) Double glazed window to rear elevation, radiator.

BATHROOM

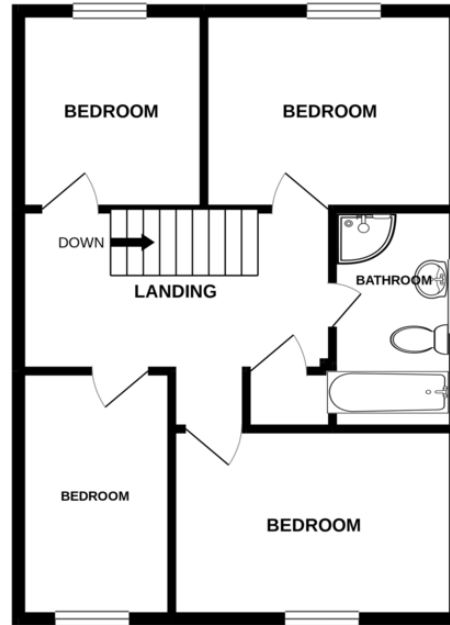
Bathroom suite comprising: Separate shower cubicle, low level w/c, heated towel rail, panel bath, tiled splash backs, obscure double glazed window to side elevation.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



FRONT GARDEN

The front garden is laid to lawn with gated access to the side of the property.

REAR GARDEN

The sunny generous rear garden has a paved seating area with steps leading to the lawn with stepping stones leading to the timber shed and enclosed with timber fencing.

GARAGE

19' 0" x 8' 2" (5.80m x 2.50m) Metal up and over door, light and power connected, plumbing for washing machine.

PARKING

Parking for two vehicles although the front garden could easily been re surfaced to create two additional parking spaces.

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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 are 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