



- Imposing Double Fronted Period Property
- Sought After Location within Truro City
- Welcoming Hallway with Tessellated Flooring

## 8 Carvoza Road, Truro, TR1 1BB

Guide Price £500,000

Found within the desirable area of Carvoza Road on the Eastern side of Truro City is this 4 Bedroom double fronted period property offered to the market with NO ONWARD CHAIN. The property is light and airy, being spacious throughout with feature Tessellated flooring in the porch and hallway. The property accommodation is as follows: The main entrance door opens into the porch which in turn opens into the welcoming hallway. There is a generous size open plan kitchen/dining room which has a bay window to the front and feature fire wood burner in the dining area. The modern kitchen has a Rangemaster plus a built in oven, wine cooler and



## Property Description

### DESCRIPTION

Found within the desirable area of Carvoza Road on the Eastern side of Truro City is this 4 Bedroom double fronted period property offered to the market with NO ONWARD CHAIN. The property is light and airy, being spacious throughout with feature Tessellated flooring in the porch and hallway. The property accommodation is as follows: The main entrance door opens into the porch which in turn opens into the welcoming hallway. There is a generous size open plan kitchen/dining room which has a bay window to the front and feature fire wood burner in the dining area. The modern kitchen has a Rangemaster plus a built in oven, wine cooler and dishwasher, also benefitting from an island. The living room being light and spacious has a bay window to the front. There is also a good size utility room which incorporates a downstairs W.C. On the first floor there are the 4 Bedrooms with the Master Bedroom having the benefit of an en-suite shower room, there is also the family bathroom. The enclosed rear garden is laid to lawn with attractive flower and shrub borders having a beautiful Wisteria growing along the rear wall. There is also a raised decked area, ideal for alfresco dining. To the side of the property there is a brick driveway which leads to the detached garage. Warmed by Gas Central Heating with Double Glazing.

### LOCATION

Found within a most popular and favoured road on the Eastern side of the City Centre, the property is within the catchment area for Archbishop Benson Junior School and Penair School. The property is only a short walk away from the city centre which is ideal for anyone looking for city living. Nearby there is Tremorvah playing field for those with children or for dog walking.

### ENTRANCE PORCH

A welcoming entrance with feature Tessellated flooring, glass panel door with side glass to either side.

### ENTRANCE HALL

The feature Tessellated flooring continues within the hallway,





stairs rise to the first floor accommodation. Under stairs storage cupboard, radiator. Doors open to the following:

#### KITCHEN

12' 9" x 11' 3" (3.91m x 3.45m) Double glazed window to the rear elevation overlooking the garden. Fitted with a range of wall and base units with inset one and a half bowl stainless steel sink and drainer unit with mixer tap over having complimentary granite worktops. Rangemaster oven having 4 gas rings, griddle and plate warmer plus 2 ovens and a grill. Glass splash back with extractor fan over. Island with granite worktop having built in oven/microwave and wine cooler. Space for fridge/freezer, integrated dishwasher. Ceiling downlights and slate flooring.



#### DINING ROOM

14' 4" x 12' 10" (4.38m x 3.92m) Plus Bay Window Double glazed bay window to the front elevation. Feature fire place with wood burner plus radiator. Picture rail, wood flooring.

#### LIVING ROOM

14' 2" x 12' 2" (4.34m x 3.71m) Plus Bay Window Double glazed bay window to the front elevation. Picture rail, radiator plus wood flooring.

#### UTILITY ROOM / WC

11' 10" x 10' 4" (3.62m x 3.16m) Double glazed window to the rear elevation. Fitted with a range of wall and base units with complimentary worktops, Belfast sink with feature tiled splash back. Slate flooring. A door opens into the W.C.

#### W.C.

Low level W.C. wash hand basin with mixer tap over and feature tiled flooring.

#### LANDING

Having a galleried landing, radiator. Double glazed window to the rear elevation. Cupboard housing the hot water tank. Doors lead to the following accommodation.

#### MASTER BEDROOM





14' 5" x 12' 2" (4.40m x 3.72m) Plus Bay Window. Double glazed bay window to the front elevation having views towards Truro City. Picture rail, radiator and door opening into the en-suite.

#### ENSUITE

Fitted with a double shower cubide with wall mounted shower with tiled walling. Low level W.C. Wash hand basin with mixer tap over and cupboard under. Ceiling downlights, wall mounted mirror and extractor fan. Radiator and tiled flooring.

#### BEDROOM

14' 6" x 10' 7" (4.43m x 3.24m) Plus Bay Window Double glazed bay window to the front elevation. Feature fire place, radiator plus wood flooring.

#### BEDROOM

9' 11" x 8' 1" (3.03m x 2.48m) Double glazed window to the front elevation. Radiator. This bedroom is currently being used as a home office.

#### BEDROOM

12' 11" x 11' 4" (3.94m x 3.47m) Double glazed window to the rear elevation having views over the garden. Radiator.

#### FAMILY BATHROOM

Two Obscure double glazed windows to the rear elevation. Fitted with a white suite comprising of a bath with glass screen and wall mounted shower over, tiled walling. Low level W.C. Wash hand basin with mixer tap over and cupboard under, Ceiling downlights and radiator.

#### OUTSIDE

##### GARDEN

To the front of the property there is a black gate opening onto the pathway which leads to the front door. This area has been landscaped with attractive slate and hedging. To the side of the property there is a brick driveway leading to the garage.

The attractive enclosed rear garden is laid to lawn with



a variety of flower and shrub borders having a beautiful Wisteria growing along the rear wall. There is also a raised decked area, ideal for alfresco dining. To the side there is a patio area with a hot tub currently in place. (The hot tub is under separate negotiation) this area is enclosed by fencing with 2 side gates opening onto the drive and front garden area.

#### DETACHED GARAGE

18' 3" x 9' 11" (5.58m x 3.04m) Having an up and over door with power and light. Double glazed window to the side.

"DOUBLE CLICK TO INSERT"





CARVOZA RD TRURO TR11BB  
 TOTAL APPROX. FLOOR AREA 1744 SQ.FT. (162.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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|-------|---|--|--------|
| 92+   | A |  |        |
| 81-91 | B |  | 81   B |
| 69-80 | C |  |        |
| 55-68 | D |  | 57   D |
| 39-54 | E |  |        |
| 21-38 | F |  |        |

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