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**Trelowen Drive,  
Penryn**

**£340,000  
Freehold**





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## Property Introduction

Located in a no through road, this three bedroom semi-detached house was built in 2014 by Bovis Homes and offers off-road parking, garage and a super garden and patio which has a southerly aspect.

Inside there is a lounge/dining room which has patio doors to the outside, a quality kitchen with numerous integrated appliances and a cloakroom on the ground floor. As well as three bedrooms upstairs there is a family bathroom and the principal bedroom benefits from an en-suite shower room.

The property is heated by mains gas central heating, is double glazed and is convenient for both Falmouth and Penryn with easy access onto the A39.

## Location

Trelowen Drive was built by Bovis Homes and is a development comprising largely detached house, semi-detached houses and a small development of apartments. There is a communal play park for residents and a footpath directly from the estate will take you into the nearby College and Argal reservoirs with beautiful walks to enjoy.

The Asda supermarket is within half a mile as is access onto the A39 which provides excellent links to Falmouth and Truro and beyond. Penryn has a range of mainly independent shops, pubs, a doctors surgery and a highly respected secondary school whilst there are several local primary schools.

## ACCOMMODATION COMPRISES

Entrance door opening to:-

### ENTRANCE HALL

Stairs to first floor. Radiator. Fuse box.

### CLOAKROOM

Comprising low level WC and pedestal wash hand basin. Frosted double glazed window to front.



## LOUNGE/DINING ROOM 16' 9" x 15' 6" (5.10m x 4.72m) maximum measurements, L-shaped room

This is a super room with the lounge area having uPVC double glazed patio doors with glazed side panels which provide a good amount of natural light and access to outside. There are three radiators overall. Large under stairs storage cupboard 'Megaflo' pressure tank. Opening to:-

## KITCHEN 9' 2" x 8' 0" (2.79m x 2.44m)

The kitchen area is fitted with a range of cream units at both base and eye level. Timber effect working surfaces. There are numerous built-in appliances including an integrated four ring gas hob with extractor above, double oven and grill, large fridge and freezer, built-in 'Indesit' dishwasher and integrated washing machine. Stainless steel single drainer sink unit with mixer tap above. Inset ceiling spotlighting. Linoleum flooring.

## FIRST FLOOR LANDING

Doors off to:-

## BEDROOM ONE 10' 3" x 9' 2" (3.12m x 2.79m) plus door recess

Double glazed window to front elevation. Radiator. Built-in double wardrobe with hanging rail and shelf. Door to:-

## EN-SUITE

Walk-in shower cubicle with sliding doors, low level WC and pedestal wash hand basin. Heated ladder towel rail. Tiled floor. Frosted double glazed window to front.

## BEDROOM TWO 10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to rear overlooking the garden. Radiator. TV aerial point.

## BEDROOM THREE 10' 4" x 6' 6" (3.15m x 1.98m)

Double glazed window to rear overlooking the garden.

## BATHROOM

An attractive suite comprising bath with mixer tap above, wall mounted shower attachment, pedestal wash hand basin and low level WC. Tiled floor and walls. Inset ceiling spotlighting.

## OUTSIDE

The rear garden is a particular feature of the property enjoying a southerly aspect, there is a large patio that leads onto the lawn with steps down to a further lawn which is separated from the upper lawn with a mature planted border. The garden is enclosed with fencing and offers a good degree of privacy considering you are within a housing development. There is also an outside tap. The garden is planted with an array of shrubs and bushes which provides colour.

## OUTSIDE FRONT

To the front is further small bedded garden area. Adjacent to this is the off-road driveway providing parking for one car. Behind this is the:-

## GARAGE 18' 1" x 9' 1" (5.51m x 2.77m)

With a pitched roof providing storage in the A-frame and has power and light connected.

## AGENT'S NOTES

As is normal with modern estates, the annual charge towards maintenance is currently £230.00 which includes grass cutting, road maintenance and lighting. The Council Tax band for the property is band 'C'.

## DIRECTIONS

From Asda in Penryn, turn into the supermarket entrance road, from here carry straight on pass the supermarket, going across the two roundabouts and follow the road up a hill and around a slight bend;. At the next roundabout take the second turning which takes you into the development. Follow the road without deviating and the property will be found on your right hand side after a few hundred yards of entering the estate. Using What3words:- minds.dark.burn

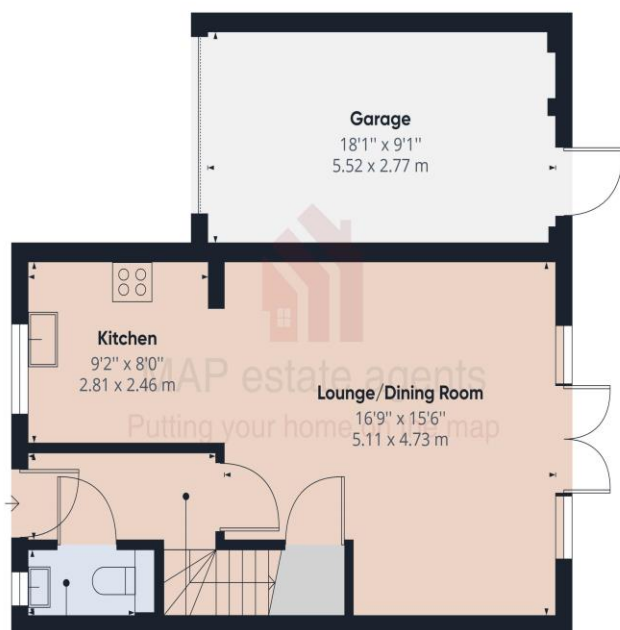


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Modern semi-detached house
- Three bedrooms
- Principal bedroom with en-suite shower room and double wardrobe
- Light and bright lounge/dining room/kitchen
- Kitchen with integrated appliances
- Garage and off-road parking space
- Garden with patio and two lawns with southerly aspect
- Double glazed windows
- Offered for sale chain free
- No through road location



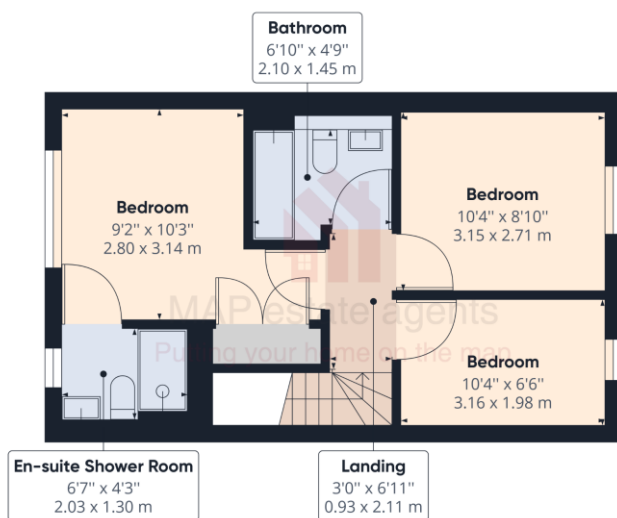
Ground Floor

Approximate total area<sup>(1)</sup>  
582.51 ft<sup>2</sup>  
54.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ORAFTE360



Floor 1

Approximate total area<sup>(1)</sup>  
378.88 ft<sup>2</sup>  
35.20 m<sup>2</sup>

(1) Excluding balconies and terraces

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