



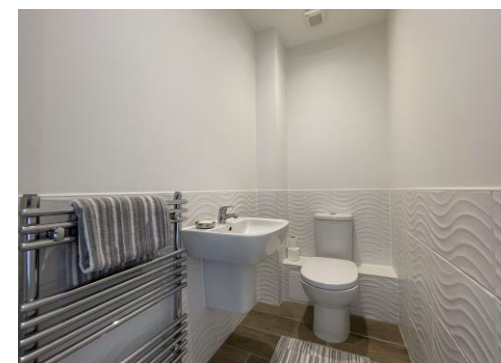
5 Drovers Way, Carnon Downs

£599,950



CLIVEPEARCE

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A very spacious 3/4 bedroom detached house completed in 2021 to a very high standard.
Popular village location with beautiful far reaching views.

Property Description

Why You'll Like It

Only completed in June 2021, this large 3 / 4 bedroom detached family house has outstanding rural views and is ideally located at the edge of the village with its vast array of facilities within walking distance. Presented in excellent decorative order and feeling like a new home, the property offers flexible accommodation for modern life. The house is nicely positioned within the recently constructed cul-de-sac and has one of the better gardens enjoying a lovely sunny aspect. The front door opens to a welcoming entrance hallway and we effectively walk in at first floor level where there are three bedrooms located and the stairs go down to the living accommodation. From the entrance hallway you have bedroom one which is a beautiful suite with built-in wardrobe and stunning en-suite shower room. There are French doors to a large balcony / sun deck with composite decking and glass / stainless balustrade. There are two further generous bedroom and the family bathroom on the first floor. Heading downstairs, the space is largely open plan with a huge kitchen / living / dining space. The kitchen is lovely and has a range of contemporary units and built-in appliances. There's a cloakroom / WC on the ground floor and also a snug lounge / bedroom four. The living / dining space has French doors to the garden and a feature gas fire. The bedrooms, stairs and living room are beautifully carpeted with quality sisal. The garden is large and sunny with attractive landscaping including patio, lawn and planting. There's a double garage and separate parking in addition.

Where It Is

Drovers Way is a recently constructed cul de sac within a short walk of the centre of Carnon Downs with all its amenities. Carnon Downs is just a 4 mile drive from Truro where you'll find a host of facilities including banks, theatre, cinema, national retailers and the main line train station. The village itself is well served by local buses and also has its own mini market Spar shop, butchers, Post Office, Doctors Surgery, Garden Centre with cafe and a Premier Inn with a Beefeater pub. Many walks and cycle routes are on the doorstep and the harbour town of Falmouth is a short distance.

Services And Tenure

The property is freehold and has mains electricity, mains water, mains drainage and mains gas.

Important Information

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

