



9 Trelawne Close, Truro

£599,950



CLIVEPEARCE

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A truly immaculately presented and distinctive three bedroom detached bungalow of exceptional style and quality. Large double garage and enclosed, low maintenance sunny gardens. Beautiful refitted kitchen, utility and shower rooms. Landscaped minimalist garden. Village centre location, level walking to the shops and doctors etc.

Property Description

Why You'll Like It

This unique three bedroom detached bungalow is presented in exceptional decorative order and exudes quality throughout. The property is all set up for easy, carefree living with low maintenance gardens and refitted kitchen, utility and shower rooms. The property occupies a relatively large, enclosed garden plot in a tucked away cul-de-sac near to the village centre. Outside at the front there's plenty of driveway parking and a double garage. The gardens all around have been landscaped with an attractive mix of patio, some planting and areas of artificial lawn. Stepping inside the property there's a wide entrance hallway which is tiled with rustic timber style tiles which flow into the kitchen. The living room is a sunny dual aspect room with stylish gas fire place and French doors to the patio. Double multi-pane glazed doors connect the living room with the kitchen / dining room. The kitchen has been refitted with a quality, minimalist range of gloss cream base and wall units with plenty of soft curves in the design. The bespoke acrylic work surfaces follow the curves and continue up the walls with seamless joints to the matching splashbacks. There are top end appliances fitted with integrated Meile induction hob, multifunction oven, microwave combination oven and warming drawer. The extractor and dishwasher are also built-in. The utility has also been refitted to a similar standard with matching units and work surfaces. The bungalow has three bedrooms, all with built-in wardrobes. Bedroom one has a refitted en-suite shower room of exceptional quality with oversize tiling, low profile shower tray and glass screen, electric shower, wall hung basin and white WC. The towel rail can be run from either the central heating or independently from the mains electricity and there is an illuminated mirrored cabinet. The family shower room has been fitted to a similar specification. Outside at the rear the garden is enclosed with gates to each side of the bungalow and is south facing. There's a large rear patio and a gorgeous summer house offering some welcome shade when needed.

Where It Is

Trelawne Close is 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 with butchers & Post Office. There is also a doctors surgery, garden centre

with cafe and a Premier Inn with a pub. Many walks and cycle routes are on the doorstep and the harbour town of Falmouth is a short distance. The National Trust gardens and woodland walks at Trelissick are a delight and the King Harry Ferry is the gateway to The Roseland Peninsula.

Services and Tenure

The property is freehold and has mains water, mains electricity, mains gas and mains drainage. Council tax band E

Important Information

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GROUND FLOOR
1157 sq.ft. approx.



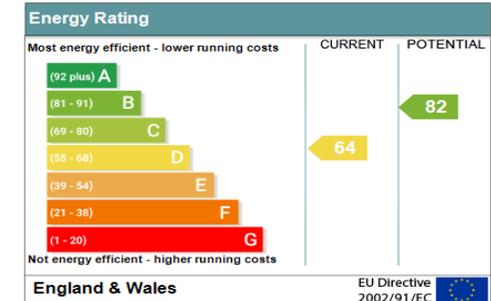
9 TRELAWNE CLOSE, CARNON DOWNS

TOTAL FLOOR AREA : 1157 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Address: 9 Trelawne Close, Carnon Downs, TRURO, TR3 6HT
RRN:



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