



Detached House

Four Bedrooms

Immaculate Throughout

Double Glazing

34 Chyvelah Vale, Gloweth, Truro, TR1 3YL

£339,950

Located within this popular residential development this spacious and immaculate four bedroom detached house needs to be viewed to fully appreciate the presentation throughout. Offering double glazing and a gas fired heating system the vendors have also landscaped the rear garden which now boast decked seating areas and a summer house to take full advantage of the sun throughout the day.



Property Description

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The accommodation comprises: Entrance vestibule, hallway with cloakroom, living room with feature log burner, dining room, fitted kitchen and utility. to the first floor are the four bedrooms, master bedroom with built in wardrobes and en-suite shower room and family bathroom. Externally there is parking to the front of the garage and a well stocked and landscaped rear garden.

LOCATION

Chyvelah Vale is ideally located for the Royal Cornwall Hospital, Richard Lander School and Truro College and is also within 2 miles of Truro City Centre with its extensive range of shops, bars and restaurants as well as the mainline railway station.

ENTRANCE VESTIBULE

With recess and

HALLWAY

Stairs to first floor. Radiator. Central heating thermostat. Cloaks cupboard.

CLOAKROOM / WC

Low level w/c, wash hand basin. Radiator. Obscure glazed window.

LIVING ROOM

15' 3" x 11' 1" (4.67m x 3.4m) A delightful dual aspect room with attractive modern wood burning stove set into marble surround and hearth with wooden mantel shelf. TV point. Radiator. Double multi paned glazed doors leading through to:-





DINING ROOM

10' 11" x 9' 0" (3.33m x 2.75m) With double doors opening to the rear decked patio area. Radiator.

KITCHEN/BREAKFAST ROOM

13' 3" x 11' 10" (4.06m x 3.61m) An attractive range of matching base and wall mounted cupboards including wine rack and work surfaces with inset 4 ring stainless steel gas hob, cooker hood over and integrated double oven. There is space and plumbing for dishwasher, integrated fridge/freezer, stainless steel sink unit.

UTILITY ROOM

With wood effect base and wall cupboards. Work surface with stainless steel single drainer sink unit, space and plumbing for automatic washing machine. Radiator. Wall mounted Ideal Classic gas boiler and extractor fan.



FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder and shelving. Access to roof space. Radiator.

MASTER BEDROOM

11' 4" x 11' 1" (3.46m x 3.4m) This measurement excludes the double built-in wardrobe. Radiator. TV point. Window to front.



EN-SUITE

Containing a double shower cubicle, pedestal wash hand basin, close coupled low flush wc. Radiator. Extractor fan.

BEDROOM

997' 4" x 9' 7" (304m x 2.93m) Excluding the fitted double wardrobe and further recess. Radiator. Window to front.

BEDROOM

10' 2" x 6' 3" (3.12m x 1.93m) Radiator. Window to rear.

FLOORPLAN TO FOLLOW

BEDROOM

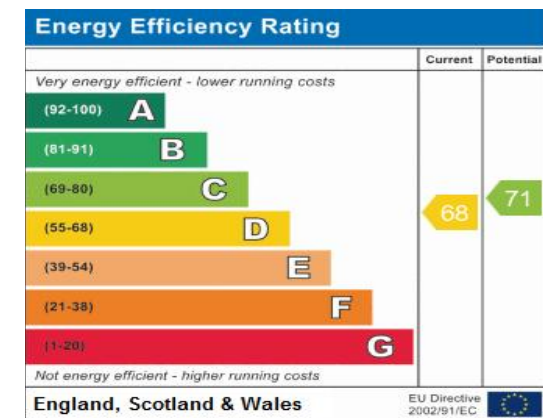
10' 5" x 5' 6" (3.18m x 1.68m) This is measured to the front of a full wall width set of wardrobes with sliding doors and there is also a further recess (please note that these wardrobes will not be included in the sale). Radiator. Window to rear.

FAMILY BATHROOM

Containing a white suite comprising of panelled bath with chrome taps and contemporary shower head, pedestal wash hand basin, close coupled low flush w/c. Extractor fan. Radiator. Obscure window.

OUTSIDE

Approached from the front there is a tarmacadam driveway leading to the attached single garage with up-and-over door, power and light connected. To the front of the property there is a small paved area with mature shrubs.



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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 and 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.