



- Open Plan Kitchen & Dining Room
- Separate Lounge/ Optional Bedroom
- Downstairs Bedroom
- Two Double Bedrooms Unstairs

1 Kestle Drive, Truro, TR1 3PT

Asking Price Of £320,000

Offered onto the market with No Onward Chain is this Detached 3/4 bedroom light and airy dormer bungalow. Having flexible and spacious accommodation throughout this property is definitely one to view. The accommodation on offer is as follows: Entrance hallway leads to the generous size kitchen/breakfast room which in turn leads to the dining area. An inner hallway leads to the lounge, down stairs bedroom downstairs bathroom. There is also a treatment room with a utility area located to the rear of the property. On the first floor there are 2 double bedrooms plus family bathroom. The enclosed rear garden is of a good size being laid to lawn with a



Property Description

ENTRANCE HALL

Entrance door opening into the hallway with doors opening into the following accommodation:

TREATMENT / STUDIO ROOM

8' 2" x 7' 6" (2.5m x 2.3m) Double glazed window to the side elevation, radiator, ceiling down lights. Door way into the utility room.

UTILITY ROOM

Double glazed to the rear elevation. Fitted with a worktop with shelving above, space for washing machine and tumble dryer. Wall mounted boiler.

KITCHEN/BREAKFAST ROOM

42' 7" x 32' 9" (13'9m x 10'11m) Double glazed window to the front elevation. Fitted with a range of wood wall and base units with complimentary marble style roll edge work tops having inset one and a half bowl stainless steel sink and drainer unit with tap over. Integrated dish washer, space for fridge/freezer. Range Master having 6 ring gas hob with 2 ovens and grill, extractor fan over with tiled splash back. Breakfast bar with wood work top with a range of drawers and cupboards under. Radiator, ceiling down lights.

DINING ROOM

17' 0" x 11' 5" (5.2m x 3.5m) Double glazed patio doors open onto a decked area. Radiator, wooden flooring. Stairs rise to the first floor accommodation.

INNER HALLWAY

From the kitchen a door opens into the inner hallway having a storage cupboard and doors to the following accommodation.

LOUNGE / OPTIONAL BEDROOM

13' 5" x 11' 5" (4.1m x 3.5m) Double glazed window to the rear elevation, wood flooring, radiator.

BEDROOM 3





11' 1" x 9' 10" (3.4m x 3.0m) Double glazed window to the side elevation, wood flooring, radiator.

BATHROOM

Obscure double glazed window to the side elevation. Fitted with a white suite comprising of panel bath with wall mounted shower over, part tiled walling. Wash hand basin with mixer taps over having storage cupboard under. Low level W.C. Wall mounted towel rail / heater, ceiling downlights.

LANDING

Double glazed window to the rear elevation with views over the garden. Ceiling down lights.



BATHROOM

A good size family white bathroom suite being fitted with a separate shower cubicle with wall mounted shower having tiled walling. Bath having shower attachment over, wash hand basin with mixer tap over having tiled splash back. Low level W.C. ceiling down lights.

BEDROOM

16' 8" x 9' 10" (5.1m x 3.0m) Double glazed window to the rear elevation, ceiling down lights. Velux window to the front elevation.

BEDROOM

16' 8" x 13' 1" (5.1m x 4.0m) Double glazed window to the rear elevation. Built in wardrobes with hanging rail and shelving there is also a pedestal wash hand basin within the wardrobe. Radiator, Velux window to the front elevation. Eves storage cupboard.

GARDEN

The front garden is enclosed by low walling being laid to lawn with a pathway to the front entrance door. Driveway parking leads to the garage/store room. A side gate access the rear garden.

The rear garden is enclosed by fencing, laid to lawn with attractive flower and shrub borders. Also there is a



decking area located directly outside of the dining room.

GARAGE/STORE

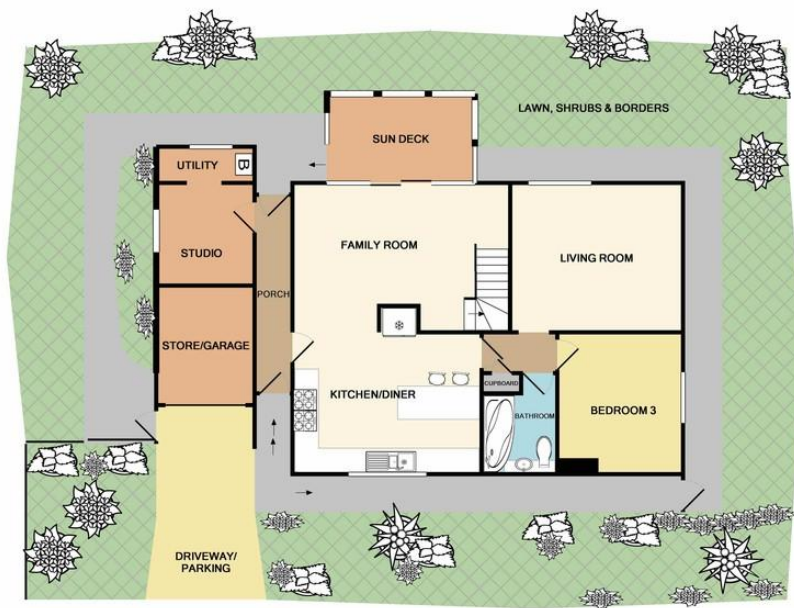
8' 10" x 7' 6" (2.7m x 2.3m) Having an up and over door with power and lighting.

LOCATION

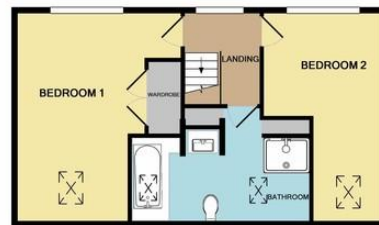
Kestle Drive is conveniently located for Highertown with access to many facilities which include the hospital, Truro college and leisure, as well as a short motoring distance from Sainsbury's, the train station and city centre with its extensive range of shops, restaurants, bars and schooling facilities.

DIRECTIONS

From our offices in Lemon Street proceed up Lemon Street which in turn becomes Falmouth Road and at the top road at the double roundabouts turn right as signposted towards Redruth and the hospital. Continue along this road without deviation passing over the roundabout with County Hall on your left hand side and continue along this road passing the County Arms on your left. Take the next turning left into Penweathers Lane and then immediately right into Kestle Drive, the property can be found on the left hand side.



GROUND FLOOR



1ST FLOOR

KESTLE DRIVE, TRURO, TR13PT
 TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 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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