



- Large Corner Plot
- Generous Parking
- Detached Bungalow
- Three Bedrooms

## Andora, Bodmin Road, Truro, TR1 1RA

£495,000

Boasting a large corner plot, this IMMACULATE detached three bedroomed bungalows has been the subject of updating and modernisation and offers spacious accommodation throughout. Located on the favoured eastern side of Truro City and within close proximity to schooling and walks into the city. The internal accommodation briefly comprises: Entrance hallway, large living room leading into the conservatory, modern fitted kitchen with integrated appliances, utility room with further storage, master bedroom, en-suite shower room and all three bedrooms have fitted wardrobes, impressive family bathroom, double garage and ample parking.





## Property Description

### DESCRIPTION

Boasting a large corner plot, this IMMACULATE detached three bedroomed bungalow has been the subject of updating and modernisation and offers spacious accommodation throughout. Located on the favoured eastern side of Truro City and with in close proximity to schooling and walks into the city. The internal accommodation briefly comprises: Entrance hallway with cloakroom, two storage cupboards, large living room leading into the conservatory with double doors opening on to the rear garden. The modern fitted kitchen has a range of base and wall units, integrated oven, hob with hood above, other appliances include the fridge freezer, and dishwasher. In addition to this is the utility room with further storage cupboards, plumbing for a washing machine and door leading to the garden. The master bedroom has an en-suite shower room and all three bedrooms have fitted wardrobes the internal accommodation is completed by the impressive family bathroom suite comprising of a free standing roll top bath and separate shower cubicle. Externally the large sunny rear garden is beautifully stocked with trees, flower beds bordering lawn with a timber shed and private paved seating area. The is ample parking for five vehicles and a double garage.

### LOCATION

Bodmin Road is conveniently positioned for Archbishop Benson and Penair schools as well as being a short motoring distance to Truro city with its wide range of shops, restaurants and a mainline railway station connecting to London Paddington.

### ENTRANCE HALLWAY

Entrance hallway, with two storage cupboards, cloakroom, doors leading to all of the rooms, loft access, two radiator.

### LIVING ROOM

19' 3" x 15' 4" (5.89m x 4.68m) Narrowing 3.66, Double glazed window to front elevation radiator, doors leading to the conservatory.







#### CONSERVATORY

15' 6" x 12' 9" (4.73m x 3.90m) Double glazed doors leading to the rear garden, tiled floor, radiator.

#### KITCHEN/DINER

10' 5" x 10' 3" (3.18m x 3.14m) Plus 4.69 x 2.67 Refurbished kitchen with a range of base and wall units, tiled flooring, worktop incorporating sink unit, integrated appliances electric oven hob with hood above, fridge/freezer, dishwasher.

#### UTILITY ROOM

8' 2" x 6' 5" (2.49m x 1.96m) Double glazed door to rear garden, worktop incorporating stainless steel sink unit, plumbing for washing machine.



#### MASTER BEDROOM

16' 6" x 10' 7" (5.04m x 3.23m) (Including built in wardrobes) Double glazed window to rear elevation, radiator.

#### EN-SUITE SHOWER ROOM

8' 2" x 5' 7" (2.50m x 1.71m) Modern suite comprising double walk in shower, vanity sink unit, low level w/c, heated towel rail, extractor, obscure double glazed window to rear elevation.

#### BEDROOM 2

15' 1" x 10' 0" (4.60m x 3.07m) (Including built in wardrobes) double glazed window to side elevation, radiator.



#### BEDROOM 3

10' 11" x 8' 3" (3.35m x 2.53m) (Including built in wardrobes) radiator, double glazed.

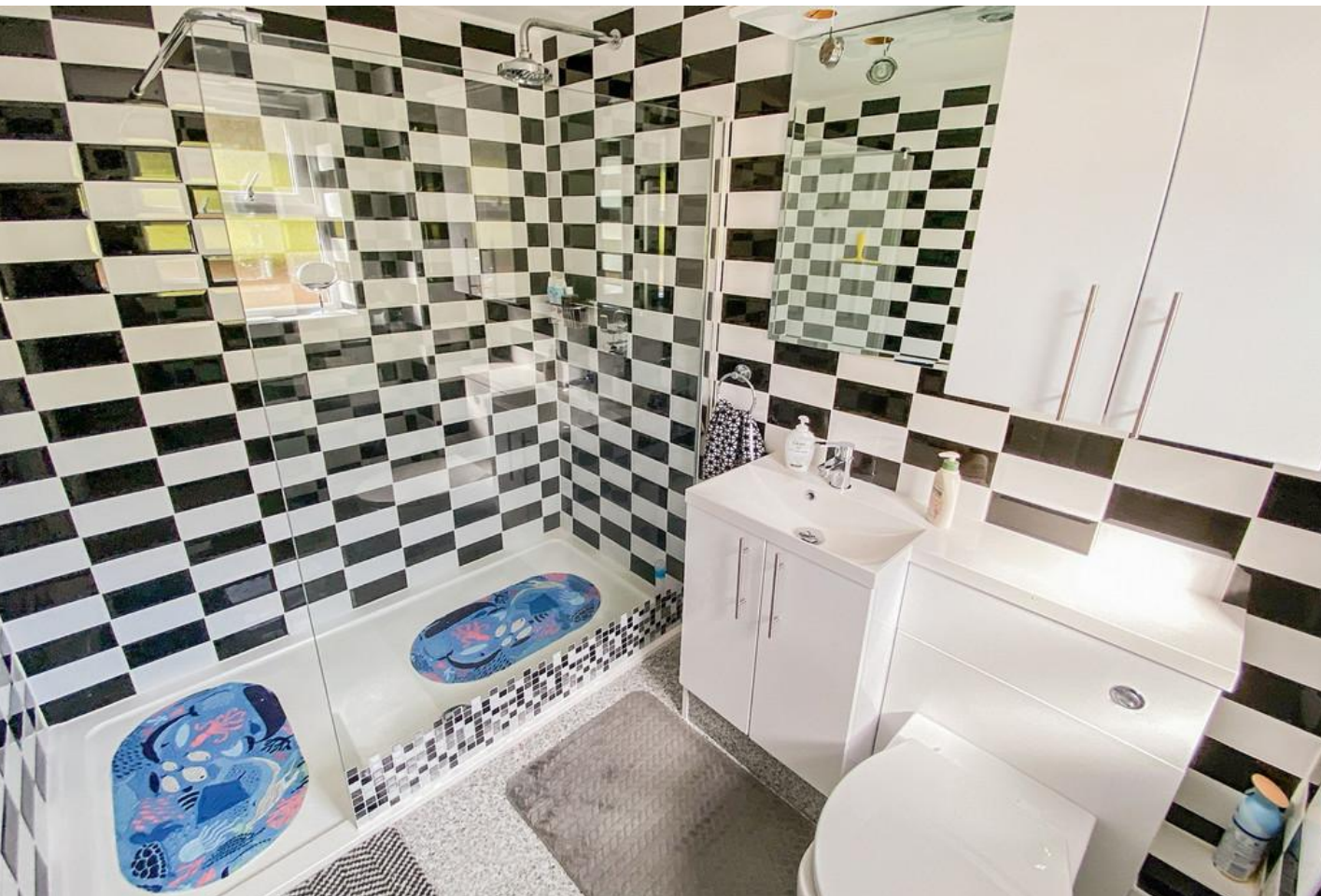
#### FAMILY BATHROOM

6' 6" x 8' 2" (2.02m x 2.49m) New bathroom suite comprising: Free standing roll top bath, separate shower cubicle, tiled flooring vanity sink unit, low level w/c, heated towel rail.

#### DOUBLE GARAGE

Light and power connected,





#### PARKING

Ample parking to the front of the double garage and also to the front of the bungalow.

#### GARDENS

Large corner sunny plot which has been landscaped to provide private seating area, lawn bordering flower beds, mature shrubs and trees and gated access either side.

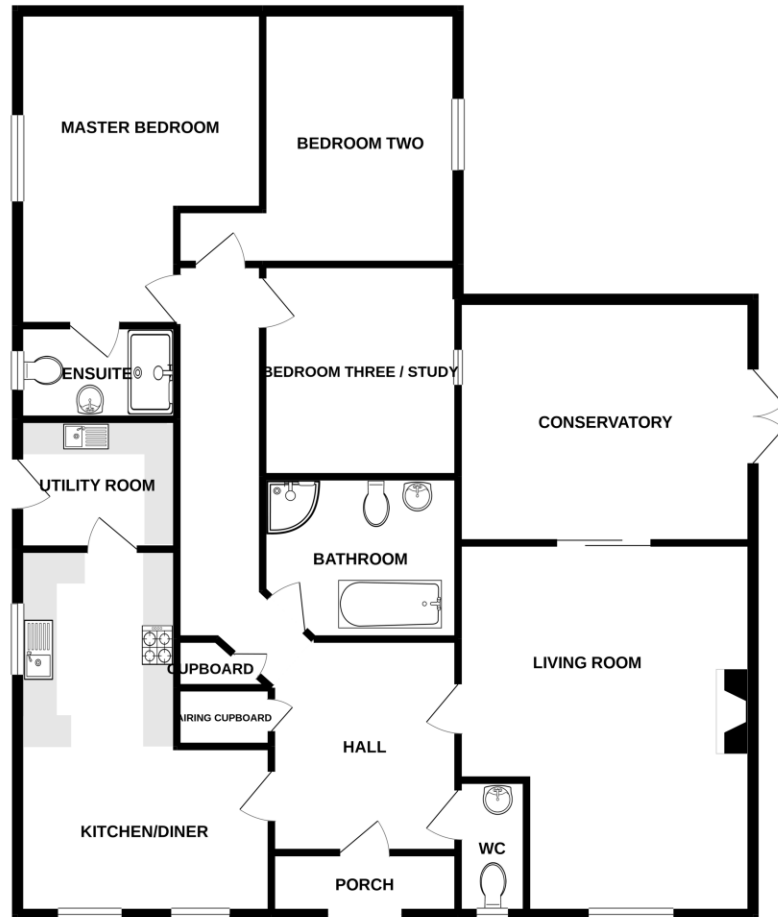




"DOUBLE CLICK TO INSERT"



GROUND FLOOR  
1598 sq.ft. (148.5 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) 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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