



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9351

Offers around £360,000

**1 Centenary Way,
Threemilestone, Truro, Cornwall, TR3 6FH**

FREEHOLD



An attractive, double fronted 3 bedroomed detached house constructed in 2016 and to be offered with the residue of a 10 Year NHBC Builders Guarantee. The property is faultlessly presented throughout and further benefits from a low maintenance garden, driveway parking and a garage.



SUMMARY OF ACCOMMODATION

Ground Floor: entrance hallway, kitchen/dining room, living room, cloakroom/wc/utility area.

First Floor: principal bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms, family bathroom.

Outside: enclosed low maintenance garden with large patio and raised area of astroturf lawn. Driveway parking for one vehicle and garage en bloc some 10 metres from the property.

DESCRIPTION

1 Centenary Way is an immaculately presented, three bedroomed double fronted property occupying a prominent position at the entrance to the development. The property was originally constructed circa 2016 and is to be offered with the residue of a 10 Year NHBC Builders Guarantee.

Externally there is driveway parking for one vehicle, a garage en bloc and a low maintenance garden. Internally there is a spacious entrance hallway with a double aspect living room and a light kitchen/dining area which provides access to the gardens. Also at ground floor level there is a cloakroom/wc/utility area. At first floor level there are three bedrooms and a well appointed family bathroom. The principal bedroom also benefits from an en-suite shower room and built-in double wardrobes.

LOCATION

Centenary Way is located in Threemilestone, which is a well served village some three miles to the west of Truro city. By virtue of its convenient location Truro and Penwith College is within easy walking distance as is the Royal Cornwall Hospital, Treiske. A range of day to day amenities including commercial and retail facilities are situated in Threemilestone whilst further amenities are situated in Truro city centre, a short drive away. Truro also has a mainline railway link connected to London Paddington with an approximate travel time of 4½ hours and a national coach station.

To the south of the city is the bustling port of Falmouth at the mouth of the River Fal, with some of the day sailing waters in the country, the Carrick Roads. There are excellent sailing facilities at the nearby Mylor Harbour, whilst Threemilestone is also conveniently located for both the north and south coasts of Cornwall.

This area of Cornwall is well serviced by road with easy access out onto the A30 which is Cornwall's main arterial road and largely dual carriageway for its length. The A30 provides easy access to the north and south coastal resorts further west in Cornwall, such as St Ives and Penzance, with excellent beaches along the north coast just a short drive away, providing excellent surfing conditions.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Approached via a paved pathway and accessed via uPVC entrance door with glazed panes:-

ENTRANCE HALL. Tiled flooring, radiator, staircase ascending to first floor, understairs storage area with space for a tumble dryer. Doors into:-

CLOAKROOM / WC / UTILITY AREA. Tiled flooring, low flush wc, pedestal wash hand basin, tiled splashback, radiator, extractor fan. Worksurface with integrated washing machine beneath, airing cupboard housing Megaflo pressurised hot water system.

KITCHEN / DINING ROOM – 15'9" x 11'9" measurements taken to face of bay window. Tiled flooring, ceiling downlights, a comprehensively fitted kitchen with a range of worksurfaces, matt finished cupboards below and additional wall mounted cupboards above. Integrated appliances include an eye level Hotpoint double oven, four ring Hotpoint gas hob with extractor hood over and glass splashback, fridge freezer and 1½ bowl stainless steel with side drainer. Cupboard housing Potterton gas central heating boiler, fuse box, two radiators, deep bay window to the front elevation with double glazed uPVC windows, additional uPVC double glazed window to the side elevation overlooking the garden and uPVC French doors opening onto the patio area.



LIVING ROOM – 15'6" x 10'9" measurements taken to face of bay window. A dual aspect room with deep bay window to the front elevation and two further uPVC double glazed windows to the side elevation allowing much natural light, two radiators, multimedia point.



FIRST FLOOR

LANDING. Approached via a staircase from the ground floor with timber balustrades and spindles rising to a galleried landing with uPVC double glazed window to the front elevation, radiator, loft access. Doors to:-

PRINCIPAL BEDROOM – 12'2" x 9'1" measurements taken into built-in wardrobes and to face of bay window. Double built-in wardrobes with shelving and hanging space, deep bay window to the front elevation with uPVC windows, radiator. Door to:-



EN-SUITE SHOWER ROOM. Tiled flooring, half height tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap, tiled splashback, double electric shaver points, double walk-in shower with shower over, tiled surround and sliding glass door, heated towel rail, extractor fan, obscure double glazed window to the side elevation.

BEDROOM 2 – 10'9" x 8'5" measurements taken to face of bay window. A dual aspect room with double glazed window to the side elevation and bay window with double glazed windows to the front elevation with some far reaching countryside views, radiator.



BEDROOM 3 – 10'10" x 6'10". Radiator, double glazed window to the side elevation.

FAMILY BATHROOM. Tiled flooring, half height tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap, tiled splashback and surround, backlit wall mounted mirror above, panelled bath with hot and cold mixer tap and shower over, tiled surround and glass screen, heated towel rail, extractor fan.



OUTSIDE

GARAGE – 18'1" x 8'5". Situated en bloc only 10 metres from the house next to the driveway parking. Up and over garage door.

To the front of the property there is a low maintenance garden currently laid with stone chips, perfect for pot plants. There is driveway parking for one vehicle and a gate connecting to the rear garden.

To the rear, the gardens are once again low maintenance with a large patio area laid with tiles and enclosed by a stylish tiled wall with raised flowerbeds and built-in lights, steps lead up to an area of astroturf lawn bordered by flowerbeds housing a palm tree. Outside water tap.

Also accessed via a pathway to the rear of the property or the gate to the rear of the driveway there is a further area of patio laid with tiles fully enclosed by fencing and walling, perfect for a garden storage shed or bin store.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR3 6FH.

SERVICES – Mains water, drainage, electricity and gas.

COUNCIL TAX BAND – D (see www.mycounciltax.org.uk).

DIRECTIONS – Proceeding out from Truro in the direction of Chiverton Cross roundabout, you will pass Truro Golf Club and Royal Cornwall Hospital Treliske on your right hand side, once you reach the next roundabout with Truro College on your left proceed straight on. Take the next major turning left at the traffic lights. Proceed along this road without turning off, passing the entrance to Richard Lander Secondary School on your left hand side, once you reach Centenary Way, No. 1 is the first property on the left hand side.

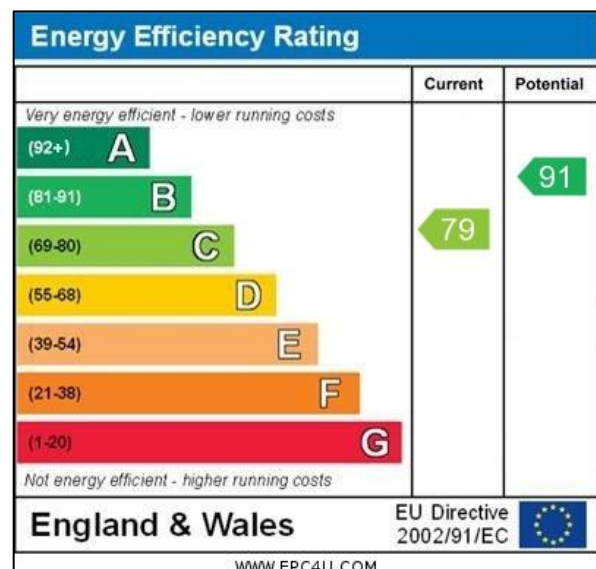
AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 – Please note that the garage is owned on a leasehold of 999 years from 2014. There is no ground rent or service charge payable for the garage. However, there is a small insurance contribution which is paid to the neighbouring property.

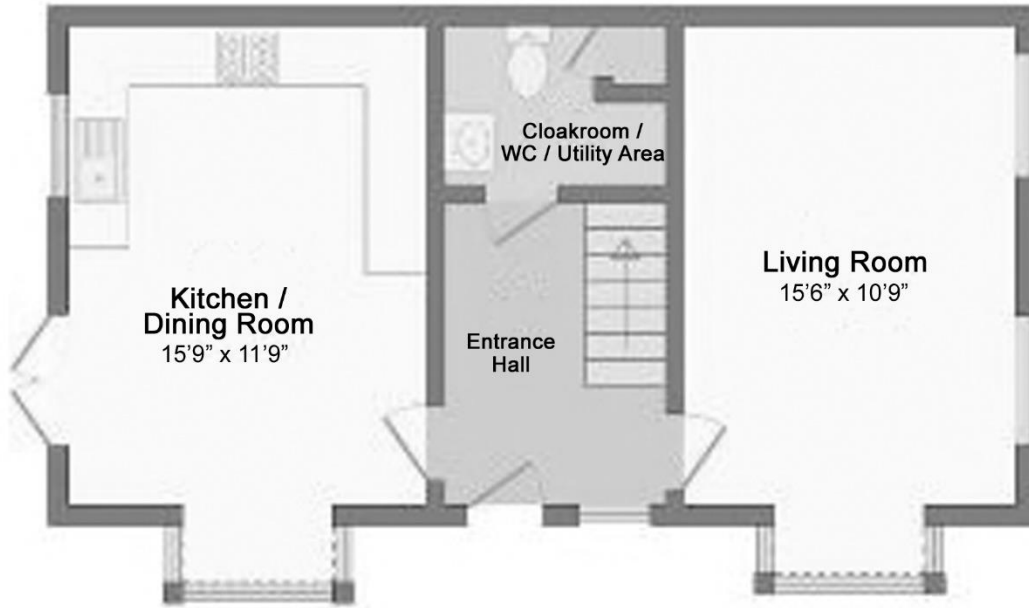
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

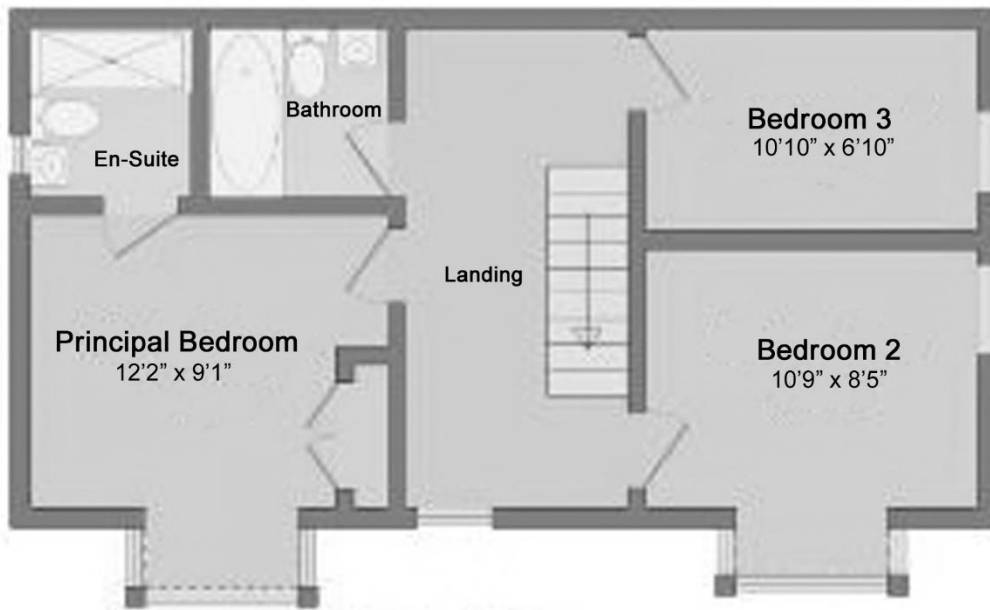
Approved Redress Scheme



Not to scale – for identification purposes only.



Ground Floor



First Floor

