



- Four Bedrooms
- Two Shower Rooms
- Gas Fired Heating
- Garage & Parking

### 37 Rosparc, Probus, Truro, TR2 4TJ

£300,000

Situated within this popular cul de sac location, this deceptive four bed roomed detached house has been the subject of much updating and modernisation by the vendors and boasts gas fired heating and double glazing. The internal accommodation briefly comprises: Entrance porch, dining room, refurbished ground floor shower room, modern fitted kitchen/breakfast room, living room with feature multi fuel burner. To the first floor are the four bedrooms with the main bedroom having a walk in wardrobe, the internal accommodation is completed by the shower room. Externally the property has hard standing parking to the front of the garage.



## Property Description

### DESCRIPTION

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### LOCATION

The village of Probus is located approximately 7 miles from Truro city centre and offers a wide range of village amenities which include a public house, petrol filling station, general stores, village hall, doctors surgery and regular bus services to Truro and St Austell. More comprehensive shopping and schooling facilities can be found in Truro city which also has a mainline railway station.

### ENTRANCE PORCH

3' 0" x 4' 6" (.92m x 1.39m) Double glazed door and window.

### DINING ROOM

10' 7" x 8' 7" (3.24m x 2.64m) Double glazed window, radiator door to kitchen.

### SHOWER ROOM

Suite comprising: Shower cubicle, low level w/c, wash hand basin, chrome towel rail, tiled splash backs, obscure double glazed window to side elevation.





#### KITCHEN/BREAKFAST ROOM

16' 9" x 11' 8" (5.12m x 3.57m) Fitted with a range of base and wall units, space for gas range, worktop with sink unit, plumbing for washing machine and dishwasher, double glazed window and doors to rear garden, under stairs storage cupboard.

#### LIVING ROOM

15' 7" x 11' 11" (4.75m x 3.65m) Double glazed windows to front and side elevation, feature fireplace housing multifuel burner.

#### FIRST FLOOR LANDING



#### BEDROOM

11' 5" x 8' 1" (3.5m x 2.47m) Measure to face of walk in wardrobe.

#### BEDROOM

10' 1" x 11' 6" (3.08m x 3.53m) Overall measurement sloping ceiling, eaves storage

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#### SHOWER ROOM

Suite comprising: shower cubicle, low level w/c, wash hand basin, heated towel rail.

#### PARKING & GARAGE

Hard standing parking to the front garage, the garage has light and power connected

FLOORPLAN TO FOLLOW

#### GARDEN

The front garden is laid to lawn and has mature hedges, the rear garden is enclosed with paved and decked areas, flower beds, outside tap and personal door to the rear garden.

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