



- 4 bedrooms
- Kitchen/living/Dining Room
- Second sitting room
- Office

24 Dobbs Lane, Truro, Cornwall, TR1 3NB

Guide Price £425,000

Detached house overlooking Truro city, which has been extensively improved by the present owners. The generously proportioned 4 bedroom accommodation has a light and airy feel and benefits from double glazing and gas fired central heating. The ground floor boasts a very impressive open plan kitchen/living/dining room which opens onto an extensive decked patio area, overlooking the garden and Truro city. Refitted family bathroom with a contemporary modern feel. The gardens to the front afford a good degree of privacy to the property and at the rear are enclosed measuring approximately 60' x 40'. For those looking for a well proportioned detached house, a viewing is highly recommended.



Property Description

This updated and improved detached house overlooks Truro city with views towards the cathedral and has been improved by the present owners in recent years. The generously proportioned accommodation has a light and airy feel and benefits from double glazing and gas fired central heating. The ground floor boasts a very impressive open plan kitchen/living/dining room which opens onto an extensive decked patio area overlooking the garden. The remaining ground floor provides a second sitting room, separate office, utility room and cloakroom as well as a walk-in larder and boiler room. The four first floor bedrooms include three doubles and one generous single bedroom as well as extensively refitted family bathroom with a contemporary modern feel. There is off road parking for two cars situated to the front and then enclosed lawned garden as well as extensive deck to the rear.

LOCATION

Dobbs Lane is very conveniently located approximately 600 metres from Truro city centre by foot (or car) and is very well located for those needing use of the rail line which provides links through to London Paddington and the north. The nearby superstore for Sainsburys and Aldi are conveniently located and Truro city centre provides a wonderful array of retail and recreational facilities.

ENTRANCE HALL

With stairs to first floor with further under stairs storage cupboard.

CLOAKROOM / WC

With low level wc and wash hand basin.

KITCHEN/DINING/LIVING ROOM

32' 9" x 11' 5" (10m x 3.48m) widening at the kitchen end. This is a large light and airy family room with windows to the rear overlooking the garden and views towards Truro cathedral.





KITCHEN AREA

Fitted with a matching range of light oak fronted base and wall mounted cupboards and includes roll edge work surface with contemporary marble tiled splash backs. There is a one and a half basin sink unit with mixer tap and water filter. Integrated dishwasher and recess, ideal for large range cooker. Walk in larder with window to rear. Access to the boiler room. French doors open onto the generous sun deck (23' x 11').

LIVING ROOM AREA

Is dual aspect with a double glazed window to rear and side. There is a wood burner set into the fireplace with slate hearth and wood flooring throughout.



BOILER ROOM

Located off the kitchen area and containing plumbing for automatic washing machine. Wall mounted gas boiler, towel rail style radiator, door to outside.

SITTING ROOM

17' 1" x 15' 3" (5.21m x 4.67m) With windows to front and side.

OFFICE

9' 4" x 6' 4" (2.85m x 1.94m) Window to front.

UTILITY ROOM

12' 2" x 6' 7" (3.71m x 2.01m) Containing a sink, plumbing for washing machine and further space for tumble dryer. Window to rear.

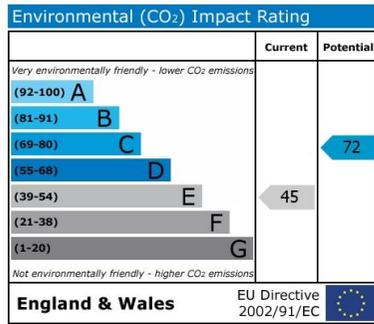
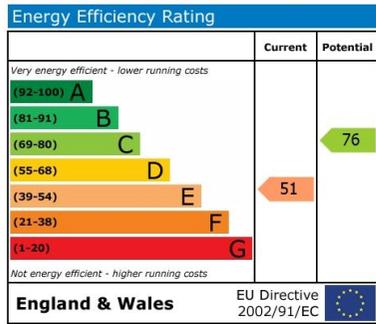
LANDING

With two fitted storage cupboards.

BEDROOM 1

11' 5" x 11' 1" (3.48m x 3.38m) Light dual aspect room with views across the garden towards the city. Fitted double wardrobe.





BEDROOM 2

11' 5" x 11' 5" (3.49m x 3.49m) With fitted wardrobe.

BEDROOM 3

11' 4" x 7' 5" (3.46m x 2.27m) With fitted wardrobe.

BEDROOM 4

7' 11" x 7' 3" (2.420m x 2.21m)

BATHROOM

10' 9" x 7' 6" (3.29m x 2.29m) With a modern recently refitted white suite.

OUTSIDE

FRONT GARDEN

Steps lead down from Dobbs Lane through the garden to the front of the property. There are also two off road parking spaces situated to the front. Pedestrian access continues around the property and leads to the:-

REAR GARDEN

Immediately behind the property being an extensive sun deck with access to the kitchen/living/dining room and steps which lead down to the lawn area.

DIRECTIONS

From our office in Lemon Street, proceed up the hill and turn right into St Mary's Street. Continue along City Road and at the far end turn right at the mini roundabout into Ferris Town. After approximately 100 yards, turn left into St George's Road. Continue to the far end and the road bears left. Proceed up the hill, past Bosvean Gardens, around the 'S' bend and the property will be found a short way along on the left hand side.

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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.