



- 4 Bedroom Detached House
- Panoramic Countryside Views
- Double glazed and Gas central heating
- Garage and Driveway

41 The Forge, Carnon Downs, Truro, Cornwall, TR3 6JP

Guide Price : £400,000

A modern four bedroomed detached house located on this popular residential development at Carnon Downs. The property benefits from a conservatory to the rear with stunning unrestricted countryside views to the rear. The four bedroomed accommodation includes an en-suite to the good sized main bedroom, first floor family bathroom and ground floor cloakroom/wc. There is a lounge and separate dining room, kitchen with access from the house into an integral garage, where the boiler and plumbing for washing machine are located. There is an attractive composite decked patio within the rear garden area which takes advantage of the



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Entrance Hall

With obscure glazed entrance door and stairs rising to the first floor.

Cloakroom / WC

Containing low level wc, corner wash hand basin and double glazed windows.

Lounge

Length(m):4.9 X Width(m):3.65 ,Area(m):17.89 Double glazed window to the front elevation overlooking the front garden area. Oak flooring, radiator, fireplace, dado rail and coved ceiling. Archway leading through to

Dining Room

Length(m):3.66 X Width(m):2.5 ,Area(m):9.15 Again having oak flooring and coved ceiling, there is a radiator, dado rail and double glazed doors leading into the conservatory. Further door leads into the kitchen.

Conservatory

Length(m):3.16 X Width(m):2.8 ,Area(m):8.85 Victorian style conservatory double glazed with french doors opening onto





the decked garden area which enjoys sun from midday onwards, tiled floor, radiator, extensive unrestricted panoramic rural views to the west.

Kitchen

Length(m):4.17 X Width(m):3.67 ,Area(m):15.3 Matching range of base and wall mounted cupboards, work surface with in-set sink unit, Neff oven, gas hob with stainless steel cooker hood over, integrated fridge freezer and dishwasher. Double glazed door leading to the side, door to integral garage and panoramic countryside views.

First Floor Landing

With radiator, airing cupboard with slatted shelving, access to loft space.



Master Bedroom

Length(m):4.67 X Width(m):4.02 ,Area(m):18.77 This is measured to the front of the fitted wardrobes with shelving and hanging space. Television point, coved and textured ceiling and double glazed window to front.

En-Suite

With fitted shower cubicle, wc and wash hand basin, partially ceramic tiled walls, light/shaver point, extractor fan and double glazed window.

Bedroom 2

Length(m):3.66 X Width(m):2.63 ,Area(m):9.63 With a double glazed window, radiator, coved ceiling and television point.



Bedroom 3

Length(m):3.59 X Width(m):2.63 ,Area(m):9.44 Fitted double wardrobe, radiator and double glazed window to rear with rural views.

Bedroom 4

Length(m):2.74 X Width(m):2.63 ,Area(m):7.21 With fitted double wardrobe, radiator, telephone point and double glazed window to rear with rural views.

Bathroom

Containing a modern ivory coloured suite comprising of panelled bath, pedestal wash basin, low level wc, partially ceramic tiled walls, fitted medicine cabinet, extractor fan, radiator and obscure double glazed window.

Integral Garage

Length(m):5.3 X Width(m):2.61 ,Area(m):13.83 With a tiled floor, roll over door, Ferroli wall mounted gas boiler, plumbing for automatic washing machine, power and light and door through to the kitchen.

Outside

Gardens

The principal feature outside is the area of composite decking adjacent to the conservatory and approached from the kitchen, this is a surprisingly sheltered space with wide-ranging views, ideal for afternoon or evening entertaining, barbecues, etc and enjoys a rural outlook. The lower garden is secluded, sheltered and can be warm and sunny. There is an undercroft storage access below the conservatory, ideal for storage of garden implements. Outside tap.

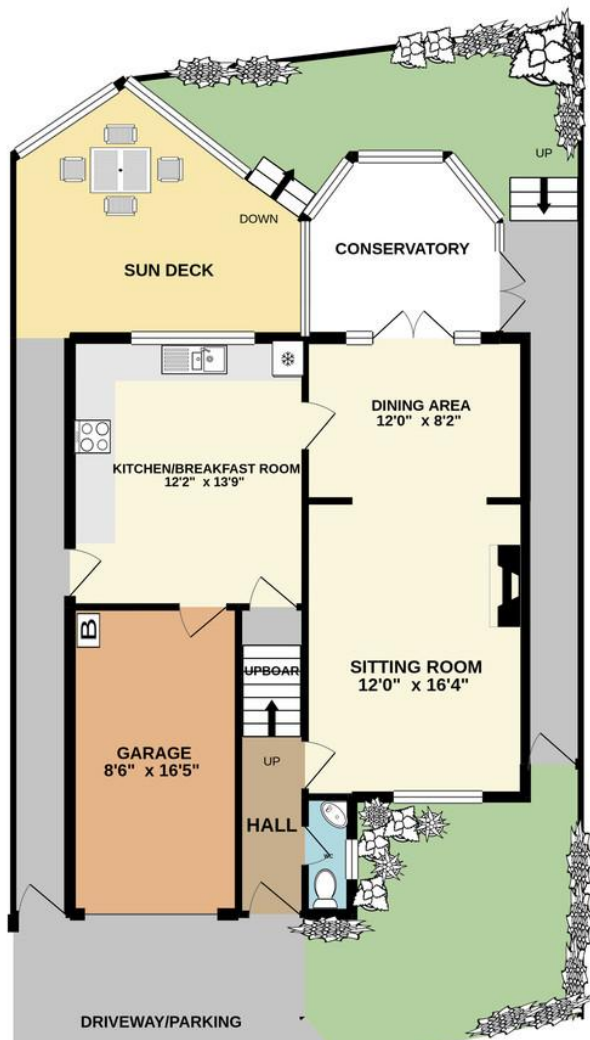
Energy Performance Certificate

Directions

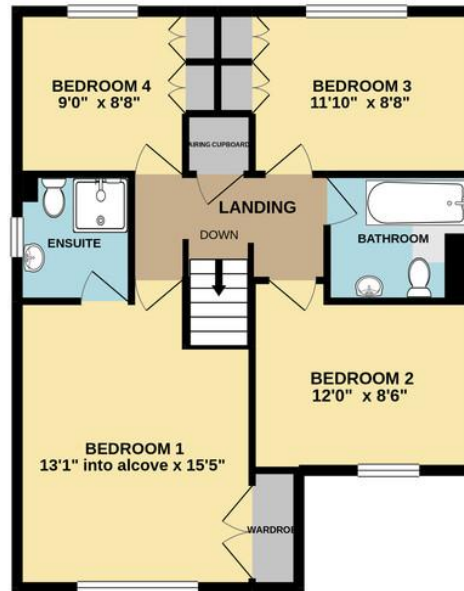
From Truro take the A39 towards Falmouth, continue straight on at the roundabout at Playing Place adjacent to the Shell Station and at the next large roundabout turn right signposted Carnon Downs, turn immediately left at the mini roundabout and The Forge will be the next turning on your right hand side. As you enter the development the property will be found straight ahead of you.



GROUND FLOOR
538 sq.ft. approx.



1ST FLOOR
764 sq.ft. approx.



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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 are 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