



11 CARVOZA ROAD

TRURO

TR1 1BA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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EXTREMELY SPACIOUS DETACHED FAMILY HOME WITH LARGE PRIVATE GARDEN

In a very convenient setting within a short walk of the city centre and excellent schools. A very understated house from the front and much larger than expected and enjoying far reaching views from the rear and sun all day.

Versatile accommodation over three floors with light and spacious rooms. Potential for self contained annexe on the lower ground floor.

Four bedrooms, sitting room, dining room, kitchen, cloakroom, bathroom, additional shower room and further w.c. Mains gas central heating.

South and west facing walled garden orientated to maximise the sunny aspect in a peaceful location enjoying complete privacy. Driveway parking for three cars.

A real gem - not to be missed. Internal viewing absolutely essential.

Freehold. Council Tax Band E. EPC - E



GUIDE PRICE £595,000

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PHILIP MARTIN

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GENERAL COMMENTS

11 Carvoza Road is an understated gem. Whilst it looks modest from outside it actually offers extremely spacious accommodation over three floors with versatile accommodation absolutely ideal for a family looking for space. The location is particularly pleasant being within a short stroll of Truro city centre and within the much sought after Archbishop Benson primary and Penair secondary school catchments. The house is set well back from Carvoza Road and a driveway provides parking for at least three cars. At the rear is a large enclosed garden which enjoys the evening sun with large sun terrace and good sized lawn perfect for children and pets. The accommodation is spread over three floors with large rooms ideal for family living with potential for a lower ground floor annexe if required. There are four double bedrooms, two on each floor, bathroom on the ground floor and a shower room upstairs. The master bedroom has its own balcony with ample room for sitting out to enjoy the views. The ground floor comprises a large sitting room, fitted kitchen, dining room, two double bedrooms and bathroom. The master bedroom enjoys fabulous views over the rear garden with the viaduct and Kenwyn Church in the distance. There are two double bedrooms, playroom and shower room on the first floor. The lower ground floor provides a games room/garden room, utility room and cloakroom (with space for shower). French doors open from the games room into the rear garden and sun terrace. This room could easily be reconfigured to provide separate annexe accommodation if required. The house is gas centrally heated with double glazing throughout. An internal viewing is absolutely essential.

LOCATION

Carvoza Road is a mature residential part of the city within walking distance of the shops and Archbishop Benson primary school. The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a Marks and Spencer, Waitrose and Cornish Food Hall, historic Cathedral (home to the superb Truro cathedral choir) and several excellent private and state schools. The Hall for Cornwall offers a varied programme of entertainment, there is a four screen cinema in Truro and 18 hole golf courses are available at Truro, Falmouth and St. Austell. The nearby creeks of St. Clement and Malpas offer numerous delightful walks and sailing opportunities are available at Mylor and Falmouth.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Partly glazed composite entrance door, radiator, ornate ceiling cornice, half glazed door to side pathway.

SITTING ROOM

5.01 x 4.46 (16'5" x 14'7")

Bay window overlooking the front driveway with window blinds. Clearview woodburning stove with slate hearth, two radiators, television point and ornate ceiling corning. Parquet flooring.



KITCHEN

6.41 x 2.71 (21'0" x 8'10")

An excellent range of both base and eye level kitchen units including display cupboard and drawers. Neff double oven, Neff gas hob with stainless steel extractor hood over. One and a half bowl stainless steel sink with drainer, space and plumbing for dishwasher, two windows and radiator. Opening to:-

DINING ROOM

4.15 x 3.63 (13'7" x 11'10")

Picture window to side enjoying distant views, parquet wood floor, coved ceiling, radiator. Telephone point. Built in storage cupboards and shelves. Ceiling cornice.

INNER HALLWAY

Attractive parquet flooring. Airing cupboard with slatted shelves housing factory lagged hot water cylinder. Window to side and light. Stairs lead to first floor and lower ground floor. Radiator.

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CLOAKROOM

Low level w.c, wash hand basin. Vaillant mains gas fired central heating boiler. Lots of storage, coat hanging, shoe storage etc. Frosted window to side.

MASTER BEDROOM

4.17 x 4.09 (13'8" x 13'5")

A large light twin aspect room. Sliding patio doors opening to balcony enjoying fabulous views over the rear garden and Truro including the viaduct and Kenwyn Church. Second window to side also with views. Parquet flooring, telephone point, radiator and ornate ceiling cornice. Television point.

BEDROOM TWO

4.16 x 3.49 (13'7" x 11'5")

Window to side with blind, parquet floor, coved ceiling and radiator. Built in wardrobes with additional cupboards over.

BATHROOM

2.39 x 2.05 (7'10" x 6'8")

A white suite comprising low level w.c., pedestal wash hand basin, panelled bath, separate shower cubicle with fully tiled surround and mains shower. Tiled floor, heated towel rail, extractor fan, frosted window to rear.

FIRST FLOOR

LANDING

Velux window, radiator.

SHOWER ROOM

Low level w.c, wash hand basin, double shower with glazed shower screen, fully tiled surround and Triton electric shower. Velux window.

BEDROOM THREE

4.10 x 3.63 (13'5" x 11'10")

Window overlooking the rear garden and a velux window with blinds both enjoying fabulous views over Truro city. Radiator.

PLAY ROOM/STUDY

3.63 x 3.27 (11'10" x 10'8")

Velux window with views over Truro city. Radiator. T.V. point.

BEDROOM FOUR

5.09 x 3.63 (16'8" x 11'10")

Window overlooking the front driveway, Velux window with blind, radiator and wash hand basin. Television point.

LOWER GROUND FLOOR

The lower ground floor has potential to create a separate apartment/annexe, perfect for a dependent relative or older child wanting independent living. There is space to add a

shower in the cloakroom and together with the fitted kitchen the games room has ample space for a sitting room/bedroom with doors overlooking the rear garden.

GAMES ROOM/GARDEN ROOM

5.25 x 4.04 (17'2" x 13'3")

French door opening to sun terrace and rear garden. Further windows to side. Two radiators. Television point.

CLOAKROOM

White suite comprising low level w.c., pedestal wash hand basin and window to rear. Space for a shower if required.

UTILITY ROOM/SECOND KITCHEN

3.26 x 2.86 (10'8" x 9'4")

A good selection of base and eye level kitchen units, space and plumbing for washing machine and spaces for cooker, fridge and tumble dryer. Solid wood worktops, incorporating single stainless steel sink and drainer with tiled splashback, spotlight, radiator and frosted window to side.

OUTSIDE

The front driveway provides parking for three vehicles and there is access to the front door. Attractive double metal gates open to a wide side pathway which gives access to the entrance hall and onto the rear garden.

At the rear is a large enclosed garden mainly lawn with mature flower beds and walled boundaries providing complete privacy. A large paved patio provides plenty of sitting out space with direct access from the lower ground floor. The two garden sheds and greenhouse are included in the sale. There are many mature shrubs and plants, two apple trees and outside tap. The rear garden enjoys plentiful afternoon and evening sun.

SERVICES

Mains water, electricity and drainage are connected. Mains gas fired central heating. Fast speed fibre broadband is connected to the property.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

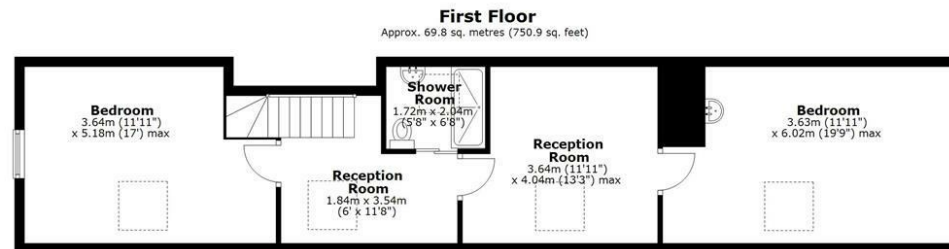
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

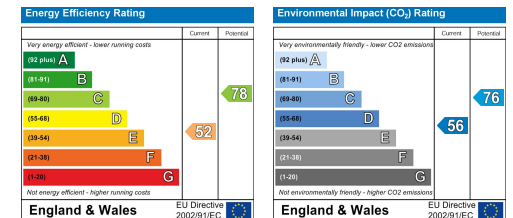
DIRECTIONS

From the main Trafalgar roundabout turn off onto St. Austell Road and after the second set of traffic lights turn right into Campfield Hill. Continue into Carvoza Road and the property will be found on the left hand side where a Philip Martin board has been erected.

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Total area: approx. 228.6 sq. metres (2460.3 sq. feet)
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