



47 CARRINE ROAD

TRURO
TR1 3XB

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



47 CARRINE ROAD

TRURO

TR1 3XB

MODERN DETACHED HOUSE IN QUIET CORNER PLOT

Situated in a very pleasant location at the end of a cul-de-sac backing onto Newbridge Lane Playing Fields, perfect for children and dog walking.

4 bedroom accommodation, master en-suite and family bathroom with a lounge, kitchen/dining room, cloakroom and garage.

Ample parking for several cars and west facing and enclosed rear gardens. Positioned with easy reach of Richard Lander, Truro College, Treliske Hospital, Truro Prep school and Threemilestone Primary school.

GUIDE PRICE £525,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

No. 47 Carrine Road is beautifully positioned at the end of a quiet cul-de-sac alongside a small green and this attractive home also enjoys a delightful setting backing onto Newbridge Lane Playing Fields – ideal for families, children and dog walking. The property offers well-planned four-bedroom accommodation including a principal bedroom with en-suite, three further bedrooms and a modern family bathroom.

The ground floor features a welcoming lounge with feature Bay window, a spacious kitchen/dining room perfect for everyday living and entertaining, a cloakroom, and an integral garage. Outside, there is generous driveway parking for multiple vehicles and a fully enclosed west-facing rear garden that captures the afternoon and evening sun.

Conveniently located within easy reach of Richard Lander School, Truro College, Treliske Hospital, Truro Prep School and Threemilestone Primary School, this property combines comfort, practicality and an excellent position for family life.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

ENTRANCE HALL

CLOAK ROOM

W.C. and wash hand basin.

LOUNGE

6.07 x 3.38 (19'10" x 11'1")

With a feature Bay window to the front, built in stove and bi-folding doors opening to the kitchen.



KITCHEN/DINING ROOM

8.10 x 3.44 (26'6" x 11'3")

A well appointed, fitted kitchen with a range of base and eye level units, with drawers and cupboards, worktop over, sink and drainer inset. Fitted unit around American style fridge freezer with pantry pull out, sliding patio doors opening to the garden.

FIRST FLOOR

Fitted with an attractive glass balustrade. Access to loft and airing cupboard.

MASTER BEDROOM

3.75 x 3.34 (12'3" x 10'11")

A dual aspect room with windows to side and rear and a sliding door opening to the en-suite.

Philip Martin



EN-SUITE

1.92 x 1.72 (6'3" x 5'7")

With a walk in shower, w.c. and vanity wash hand basin. Window to rear.

BEDROOM 2

3.91 x 3.08 (12'9" x 10'1")

Window to front and built in wardrobes.

BEDROOM 3

2.64 x 2.39 (8'7" x 7'10")

Window to front.

BEDROOM 4

2.29 x 2.14 (7'6" x 7'0")

Window to front.

BATHROOM

2.53 x 1.66 (8'3" x 5'5")

A luxurious bathroom, fully tiled with with bath, w.c. and vanity wash hand basin. Wall mounted bathroom TV over the bath. Heated towel rail and window to rear.

OUTSIDE

The property is approached via a sweeping driveway with parking for several cars and access to the garage.

The rear garden is enclosed with a patio terrace and BBQ area with steps leading to the lawned garden. This is private and safe for children and pets with a pedestrian gate opening to Newbridge Playing Fields. The summerhouse is not included in the sale.

GARAGE

5.64 x 2.53 (18'6" x 8'3")

Space and plumbing for washing machine and tumber dryer with a range of base and eye level units. Wall mounted gas boiler.



SERVICES

Mains Gas, Water, Drainage and Electrics.

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.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

Band E.

DIRECTIONS

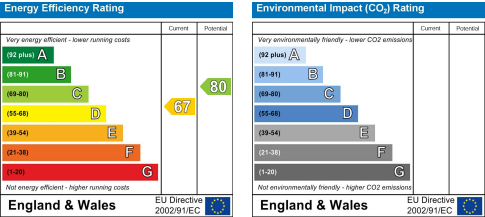
From Truro city centre proceed in a westerly direction along the A390 and turn left at the roundabout just after Highertown into Newbridge Lane. Take the left hand turning into Carrine Road from Newbridge Lane and then follow the road as it bears to the right. Take the third right hand turning off Carrine Road and no. 47 can be found at the very top of the road on the left hand side.

Approx Gross Internal Area
128 sq m / 1377 sq ft



Ground Floor
Approx 72 sq m / 773 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin