



Evea Close | | Truro | TR1 3XA

Guide Price £435,000



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A beautifully presented three bedroomed detached house with a modern fitted kitchen and shower room situated within this quiet cul-de-sac position.

- Detached Family Home
- Parking and Garage
- Modern Shower Room
- Enclosed Rear Garden
- Quiet Cul De Sac
- Modern Fitted Kitchen
- Gas Fired Heating
- Three Bedrooms
- Home Office
- Double Glazing

Description

Occupying a quiet cul-de-sac position, this immaculately presented three bedroomed detached house has been the subject of much updating and modernisation which include a modern fitted kitchen and contemporary shower room. Evea close is ideally located for Richard Lander School, Truro college and Treliske Hospital. The internal accommodation briefly comprises: Entrance hallway with cloakroom, light and airy open plan living/dining room with feature fireplace housing wood burner which was installed in 2022, French doors from the dining area opening out on to the rear garden. The refurbished kitchen has a range of high gloss grey base and wall units, worktop incorporating sink unit, NEFF integrated appliances which include a gas hob with hood above, electric double oven and grill, coffee machine, fridge and dishwasher. uPVC stable door opening out to the rear garden. To the first floor are three bedrooms modern shower room with a suite comprising, chrome heated towel rail, level w/c, vanity sink unit and double shower cubicle with tiled splash back. Externally the property has hard standing parking to the front of the garage and lawn. The landscaped rear garden is real feature of the property with a paved seating area, steps leading to a lawn and decked area, which take full advantage of the sun. In addition to this is a most useful garden studio with double glazing and power connected. The garage has been dived to create storage and a laundry room with plumbing but this could easily be returned to full length garage.





Location

Evea Close is situated on the outskirts of Truro and is conveniently located for the Royal Cornwall Hospital at Treiske, Truro College and Richard Lander secondary school, as well as junior schooling at Threemilestone. Also within short motoring distance is the A30, Cornwall's main trunk road and is also close to Truro city centre with its range of shops, restaurants, and bars, as well as a mainline railway station connecting to London Paddington.

Entrance Hallway

Living Room

15'7" x 11'1" (4.75 x 3.40)

Dining Room

6'6", 278'10" x 8'2" (2,85 x 2.51)

Kitchen

9'3" x 8'10" (2.82 x 2.71)

Downstairs W.C

Landing

Bedroom

10'0" x 7'1" (3.07 x 2.17)

Bedroom

13'0" x 10'1" (3.97 x 3.08)

Bedroom

12'0" x 9'9" (3.66 x 2.99)

Shower Room

5'8" x 7'5" (1.75 x 2.27)

Outside

Garden Studio

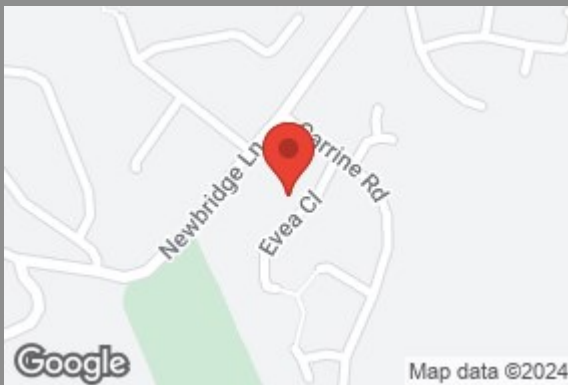
7'7" x 15'6" (2.32 x 4.74)

Garden

Garage

10'11" x 8'5" + 6'7" x 8'5" (3.35 x 2.59 + 2.03 x 2.58)

Agents Information



Ground Floor Building 1

Floor 1 Building 1

Approximate total area⁽¹⁾
980.05 ft²
91.05 m²

Reduced headroom
8.6 ft²
0.8 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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