



## Sunniholme Place

Lower Hugus Road | Threemilestone | Truro | TR3 6BD

**Price Guide £575,000**





# Sunniholme Place

Lower Hugus Road  
| Threemilestone  
Truro | TR3 6BD

- Brand New Dormer Bungalow
- 4 Bedrooms plus Study
- Air Source Heating
- Some Vaulted ceilings
- 3 Bath/Shower Rooms

This is the first of just 4 newly built properties within this select cul-de-sac. The local primary and secondary schools, local shops and amenities are within walking distance along with easy access to the countryside.

These brand New homes are being built by a reputable local developer to a high standard. This deceptive, detached dormer bungalow offers 4 double bedrooms, 2 of which have ensuite shower rooms, a family bathroom and further cloakroom/WC, as well as a study that could provide a 5th bedroom if needed.

The modern layout has a generous triple aspect open plan living room/kitchen/dining with clearly defined sitting, dining and kitchen areas. There is a quality German kitchen, which includes neff built in appliances of oven hob, hood, dishwasher, fridge and freezer. There is also a separate utility room.

The property is entered via an impressive dual height entrance creating a real sense of light and space and gives a great first impression. The ground floor has an engineer oak floor and air source under floor heating, while the first floor has radiators.





There is a granite patio in the rear garden. The parking will be brick paved to the front of the property.

The property benefits from a solar thermal panel and air source heat pump which has resulted in the residence

**Energy efficiency rating.**

**Entrance Hallway**

**Open Plan Living**

14'3" x 13'11" (4.35m x 4.25m)

**Kitchen/Dining**

17'3" x 10'0" (5.27m x 3.06m)

**Utility Room**

7'3" x 5'6" (2.22m x 1.70m)

**Bedroom**

11'1" x 9'4" (3.4m x 2.85m)

**Bedroom**

10'7" x 11'5" (3.24m x 3.50m)

**Ensuite Shower Room**

**Landing**

**Master Bedroom**

13'1" x 10'9" (4.0m x 3.29m)

**Plus fitted wardrobes**

**Ensuite Shower Room**

**Bedroom / Study**

10'7" x 7'4" (3.25m x 2.25)

**Bedroom**

11'9" x 8'0" (3.6m x 2.45 )

**Bathroom**

8'5" x 7'6" (2.58m x 2.30m)

**With bath and separate shower.**

**Information**

Freehold  
Council Tax band: TBA  
EPC: TBC  
Broadband: Superfast available. (Ofcom checker)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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