

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 **Entireinge Healtwely** energy efficiency rating.

Cloakroom

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.

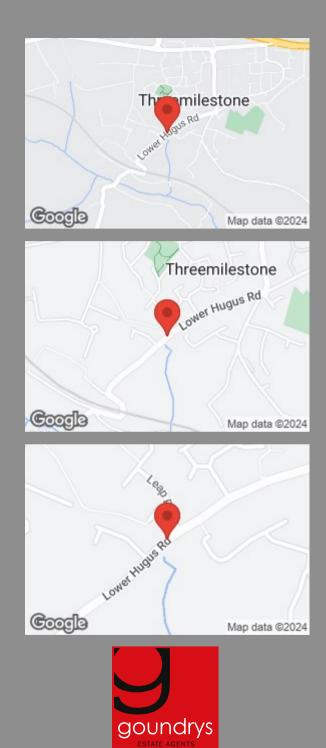
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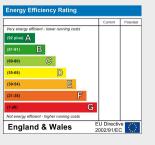
Freehold Council Tax band: TBA EPC: TBC

Broadband: Superfast available. (Offcom checker)









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