Tresillian, Truro, Cornwall, TR2 4BN

Asking Price: £400,000

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Occupying a non-estate position in the ever-popular village of Tresillian, this well-maintained three-bedroom detached property enjoys delightful views across the creek and surrounding woodland.

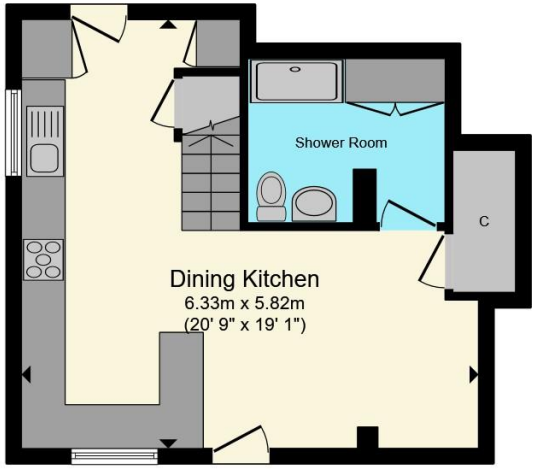
The adaptable and versatile accommodation is arranged over two levels. On the ground floor, a bright and contemporary dining kitchen provides an excellent social and family space, offering an abundance of storage and food preparation areas. Integrated appliances include a range-style cooker with five-ring gas hob and electric oven, dishwasher, fridge and freezer. There is ample space for both a dining table and a comfortable seating area, creating a welcoming hub of the home. Adjacent to the kitchen is a useful shower room fitted with a modern shower cubicle featuring a rainfall shower head, adding a touch of luxury. This room also incorporates a laundry cupboard with space for separate washing machine and tumble dryer.

Stairs rise from the dining kitchen to the first floor, where a light and airy lounge enjoys large windows that fill the room with natural light while taking full advantage of the attractive creek and woodland views. The room offers plenty of space for sofas and easy chairs, making it the perfect place to relax and unwind. An inner hallway leads to the three bedrooms, while the accommodation is completed by a second modern shower room, again fitted with a shower cubicle and rainfall shower head.

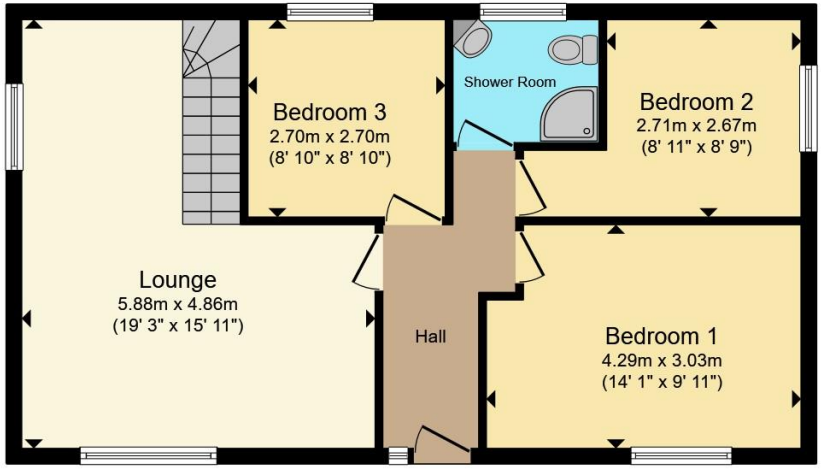
Further benefits include double glazing and a gas-fired central heating system.

Externally, steps with attractive iron balustrading rise to the property, with useful undercroft storage located beneath. The gardens include a wooded area to the rear, together with a paved patio, providing an ideal spot for outdoor dining and enjoying the Cornish sunshine. A pathway gives access around the property, while a gated side entrance leads to the parking area and the 1½-width garage, which benefits from power and lighting.

The property offers parking for two vehicles beside the garage, along with an additional parking space to the front.



Ground Floor



First Floor

Total floor area 98.4 m² (1,059 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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