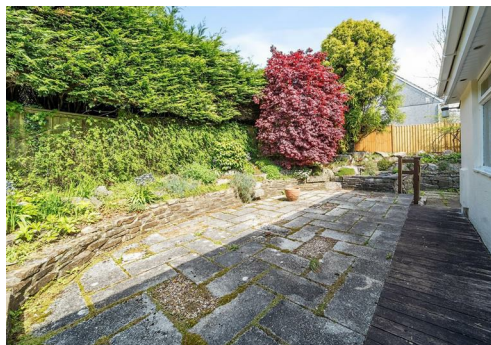




Kezia

Kezia, Top Hill, Grampound Road, Truro, Cornwall, TR2 4TP



Truro 8 miles St Austell 7 miles A30(T)
Junction 3 miles

A fine and well-presented
detached three bedroom house,
attached garage and gardens

- No Onward Chain
- Enclosed Entrance Porch & Hall
- Well-Proportioned Living Room
- Kitchen & Dining Room
- 3 Bedroom, 1 En Suite & Bathroom
- Attached Garage
- Enclosed Side & Rear Gardens
- Car Parking
- Freehold
- Council Tax Band D

Guide Price £325,000



SITUATION

Kezia is situated in the popular village of Grampound Road which includes a shop and post office, primary school and thriving cricket club. Grampound Road is well positioned to access the town of St Austell to the east and the cathedral city of Truro, being the commercial and retail centre of Cornwall, to the south west, as well as both north and south coasts. There is a junction to the A30(T) dual carriageway about 3 miles to the north at Kingsleigh Village with a Marks and Spencers, Next, Boots, Mountain Warehouse and other retail outlets. Beyond is the resort Newquay and its various renowned surfing beaches on the north coast.

THE HOUSE

On the ground floor, a part glazed front door with opaque side light opens to an enclosed Entrance Porch with tiled floor and opaque glazed door to an Entrance Hall with stairs off and door to the front Living Room, being a well-proportioned and presented room with painted brick fireplace with inset gas coal effect fire and double aspect including suspended bow window.

The Hall also leads through to the Kitchen and Dining Room. The fitted Kitchen offers a matching range of Shaker style base and eye level units with worktop surfaces to splashback tiling and includes a stainless steel single drainer sink unit with vegetable bowl and mixer tap, a free-standing Hoover washer dryer (new 2024) and space for free-standing gas cooker with extractor hood over. The Dining Area enjoys full height double doors opening to an outside paved seating area and there is a return to the Living Room. Off the Kitchen is a useful Storage Cupboard, rear Hall and small Side Hall with door to outside and access to a Separate WC with wc and suspended washbasin.

On the first floor, off a light Landing with double doors to Airing Cupboard, are three good Bedrooms - the main one of which benefits from En Suite Shower Room with fully tiled shower, suspended washbasin, wc and wall mounted towel radiator - and a Family

Bathroom with panelled bath with electric shower and screen over, modern vanity washbasin and wc.

THE GARDENS

Outside, to the front of Kezia, is an open garden laid mainly to lawn with well stocked landscaped rockery beds to the sides, steps down to the front shared drive and a side door to an enclosed dog-friendly fenced side garden with level area of lawn and seating and which provides access to the front of the garage and outside parking.

The rear main garden is enclosed and is mainly laid to level paved areas with adjacent low stone walled raised and landscaped rockery garden and beds which are well stocked with a variety of flowering plants and shrubs - as well as a two-tiered garden pond and attractive Acer and coniferous tree.

THE ATTACHED GARAGE

Adjoining the house is an attached garage with metal up and over door, side window and rear pedestrian door. It is considered there is some potential to extend into or over the garage if desired - subject to all necessary consents and approvals.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

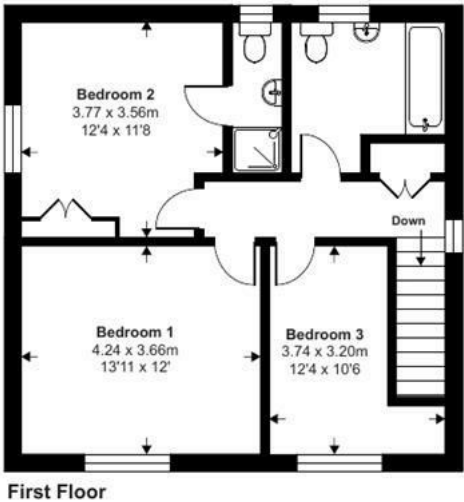
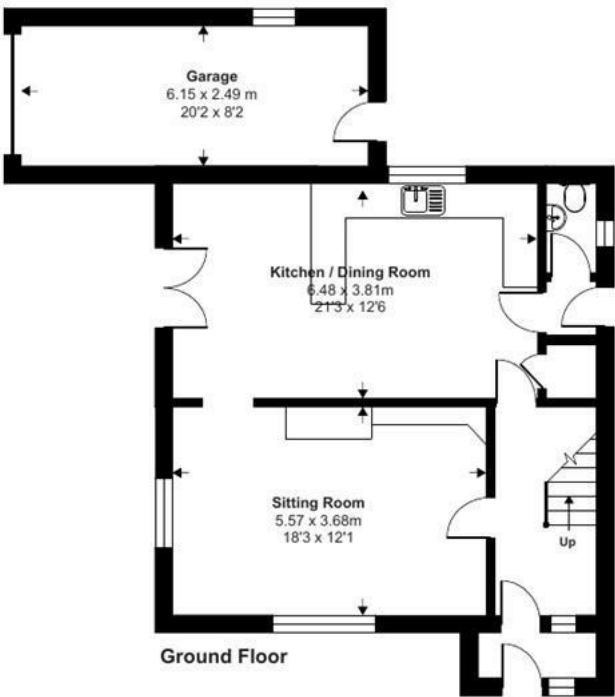
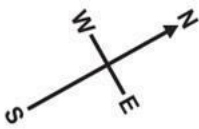
All mains services connected. Mains gas central heating. Double-glazed. Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02, likely and Three, Vodafone and EE limited inside and 02, Vodafone, Three and EE likely outside (Ofcom).

DIRECTIONS

From Truro take the A390 east towards St Austell and drive through Tresillian and onto the Probus by-pass. At the roundabout at the end of the by-pass turn right and stay on the A390 towards St Austell. After about ½ mile turn left towards Grampound Road and drive to the village. Pass the primary school, go over the railway bridge, drive down the hill, pass the shop, drive up the hill and shortly after the turning to the right into Greenbank Close, Kezia will be seen on the left.



Approximate Area = 1263 sq ft / 117.3 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1427 sq ft / 132.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n1che.com 2025. Produced for Stags. REF: 1280108

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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