



9 Bonython Drive

9 Bonython Drive, Grampound, Truro, Cornwall TR2 4RL



Truro - 9 miles St Austell - 6 miles St Mawes -14 miles

A detached beautifully presented family bungalow with garden in a village location.

- Village Location
- Detached Bungalow
- Sitting Room
- Conservatory
- Kitchen
- Two Bedrooms
- Family Bathroom
- Gardens
- Garage
- Parking

Guide Price £295,000



SITUATION

Surrounded by rolling Cornish countryside, Grampound is a popular village between the Cathedral City of Truro and St Austell. This highly regarded village has a good community providing local facilities including a doctors surgery, bowling club, shop and post office, public house, restaurant, church, primary school, village hall and playing field with children's play area.

DESCRIPTION

Number 9 is a delightful detached family bungalow built in the 1970's.

A glazed entrance porch opens into the hallway where there is a cloaks/storage cupboard and airing cupboard. The sitting room has a central fireplace with marble hearth and wood surround. There is a window to the side and large patio doors leading into the conservatory. The conservatory has French doors leading into the garden. The kitchen has a tiled floor, window to the rear and half glazed door to the side. There are a comprehensive range of white gloss base and floor units with roll edge work surfaces and stainless steel sink. Integral appliances include a halogen hob with extractor fan and integral oven. There is space for a washing machine and fridge freezer.

There are two bedrooms, one with built in single wardrobe both with windows to the front. The family bathroom is fully tiled with an obscure window to the side. The white suite comprises, pedestal wash hand basin, low level WC, bath with shower and glass screen.

In all, a beautifully presented bungalow in a highly regarded village location.

OUTSIDE

The property has a driveway with parking for two vehicles. The garden to the front is on two levels with lawn area and flower borders. Gates at both sides of the property lead into a fenced and enclosed lawn garden to the rear. There is a large garage with workshop space.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

From Truro head on the St Austell Road passing through the village of Tresillian and on to Grampound. In the centre of Grampound Village take the second left hand turning into Peppo Lane. Continue up the hill taking the last turning on the left hand side into Bonython Drive the property is on the left.



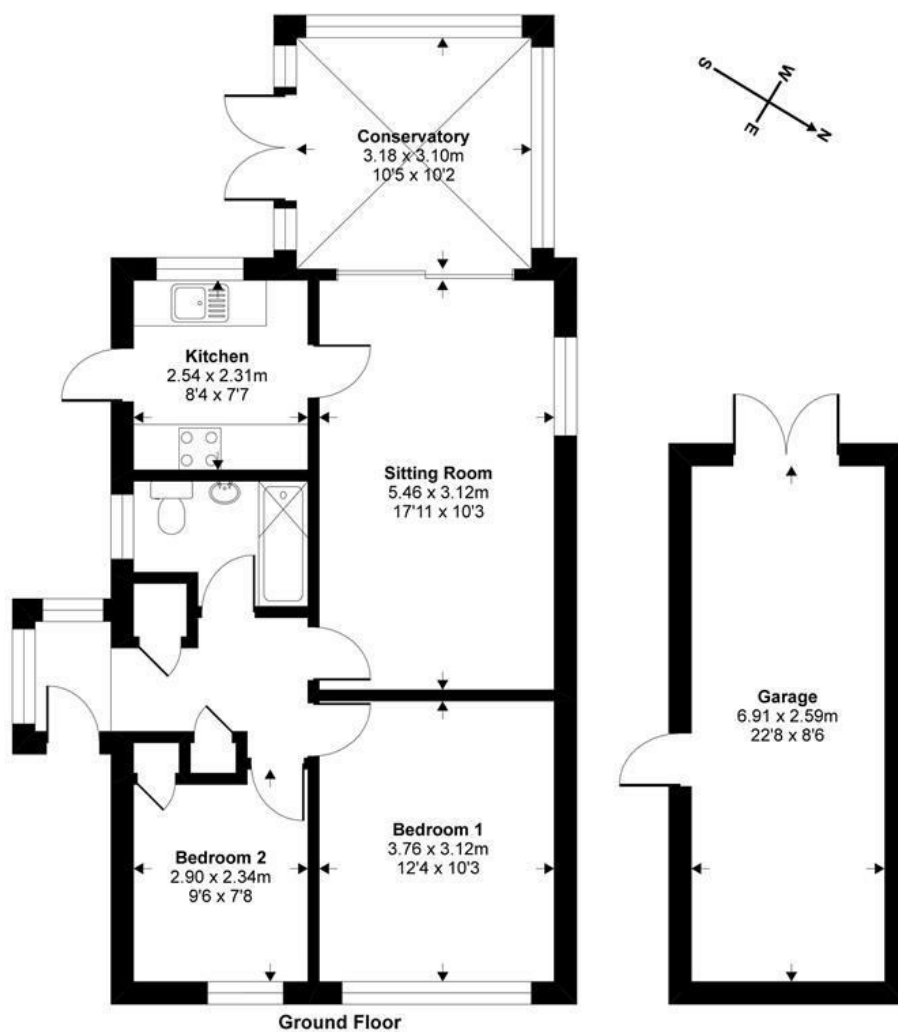
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Approximate Area = 701 sq ft / 65.1 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 893 sq ft / 82.9 sq m

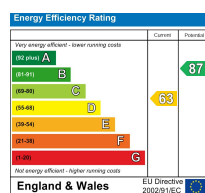
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 688951

These particulars are a guide only and should not be relied upon for any purpose.

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