



Plot 1, The Grange, Truro TR4 9QQ

david ball
New Homes

The Grange

Plot 1

Three bed Semi Detached

£385,000

This stunning, contemporary semi-detached three bedroom home at The Grange in Goonhavern includes a spacious kitchen/dining area, separate lounge and three generous double bedrooms, creating the ideal choice for families and those who simply love to entertain. Enjoy family meals and entertaining in the kitchen/dining space or relax and unwind in the separate lounge.

Phase Two is a stunning new phase by Legacy properties, comprising a further collection of 40 houses ranging from three, four and five-bedroom stunning contemporary family homes, on the edge of the sought-after village of Goonhavern, with far-reaching countryside views



Finishing Touches

Kitchen & Utility

- British-built contemporary kitchen
- Choice of luxury laminate worktops & splashbacks *
- Blanco stainless steel sink with chrome tap
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan (when hob is under cupboards)
- Neff appliances to include: Built in multi-function oven. Four zone induction hob

Bathrooms & Ensuites

- A choice of quality tiles in bathrooms and en-suites *
- Quality contemporary Duravit sanitaryware
- Vado mixer taps, large rainwater shower head and hand shower
- Heated chrome towel rails
- Low-level automatic courtesy lighting

Interior Finishes

- Hand painted internal doors with brushed chrome fixtures and fittings
- Oversized skirting detail
- Walls decorated in contemporary 'Ash White'
- Floor finishes Karndean flooring and carpet

Heating & Electrical System

- Highly efficient 'air source heat pump' with stored water cylinder
- Thermostatically controlled radiators in all rooms
- LED downlights in the hallway, kitchen and bathrooms
- Pendant lighting in all other rooms
- Pre-wired for fibre broadband

External Finishes

- PV solar panels to roofs
- Natural slate roof tiles
- Stylish Anthracite grey front door with brushed stainless fixtures and fittings
- Anthracite grey PVCu high-performance double-glazed windows
- French doors leading to the patio and garden
- Paved patio to the garden with turfed private lawn areas
- Lighting to the front of house
- 7kw EV charging unit
- External cold tap
- Block paved driveways and paving slabbed paths

Construction & Peace Of Mind

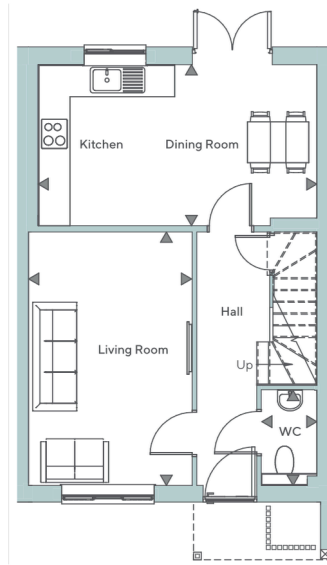
- EPC A Rated Homes
- Traditional masonry construction
- Natural slate roof tiles
- Painted exterior render
- Quality Anthracite grey gutters and downpipes
- Slate cladding
- 10-year Premier Warranty
- 2-year Legacy warranty

*Subject to build stage



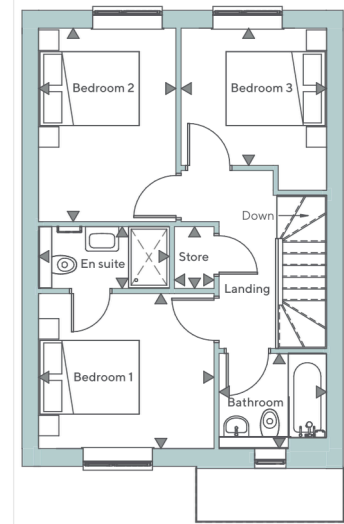
3 Bedroom

Our 3 bedroom homes include open plan kitchen and living space and three generous double bedrooms creating the ideal choice both for families and those who simply love to entertain. Gather with friends and family in the open plan kitchen & dining space or enjoy movie nights with the family in the separate reception room.



Ground floor

Dining / Kitchen	3.1 x 5.4m	17' - 11" x 10' - 4"
Living Room	3.2 x 4.9m	10' - 6" x 16' - 4"
WC	1.1 x 1.9m	3' - 7" x 6' - 1"



First floor

Bedroom 3	2.8 x 2.7m	9' - 4" x 8' - 10"
Bedroom 2	2.7 x 3.8m	8' - 10" x 12' - 5"
En-Suite	2.6 x 1.2m	8' - 5" x 4' - 0"
Store	0.8 x 1.2m	2' - 7" x 4' - 0"
Bedroom 1	3.4 x 3.0m	11' - 3" x 10' - 0"
Bathroom	2.1 x 1.9m	6' - 11" x 6' - 1"

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.

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