

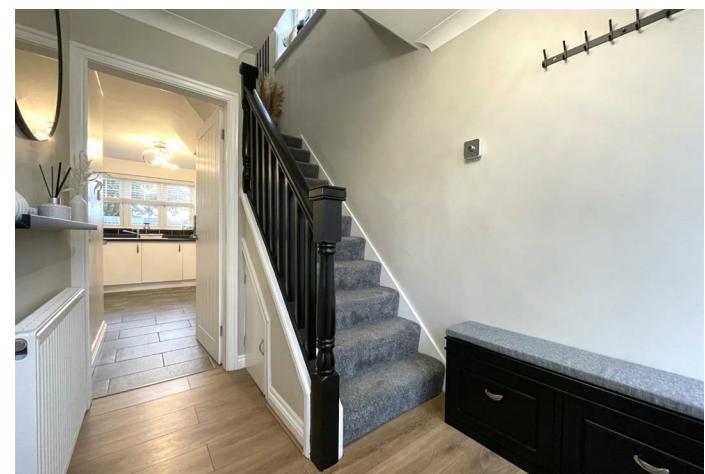


Truro Drive, Fens, TS25 2QH
3 Bed - House - Semi-Detached
£189,950

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

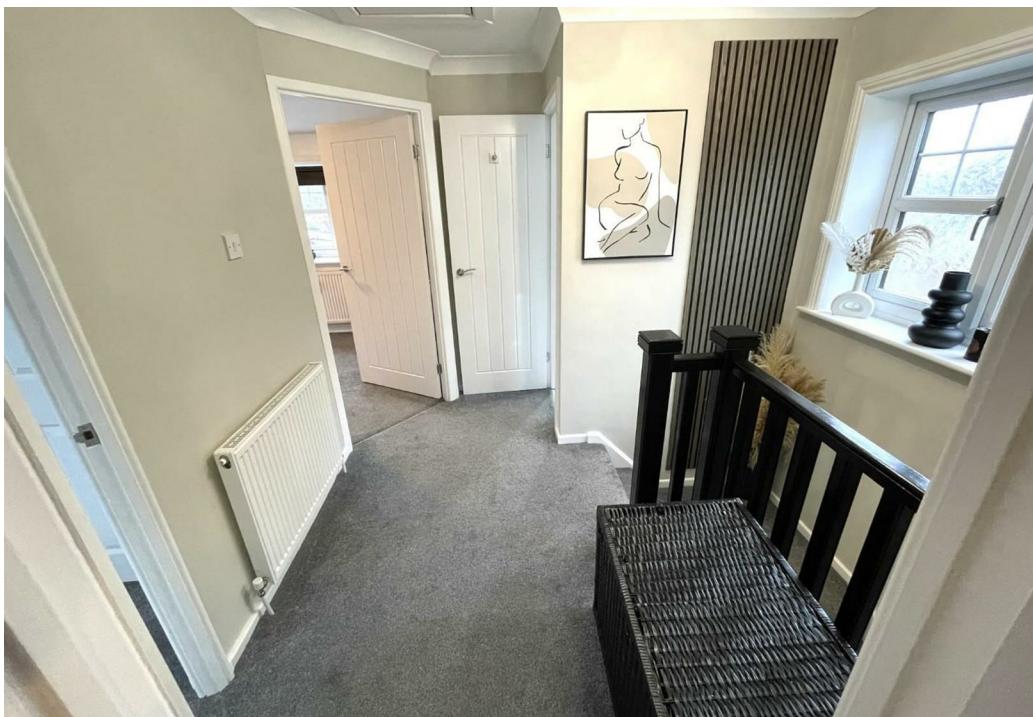
Truro Drive Fens, TS25 2QH

*** NO CHAIN INVOLVED *** A beautifully upgraded three bedroom semi detached property occupying a pleasant position on Truro Drive in the Fens Estate. The home features a modern kitchen/diner and impressive four piece bathroom, whilst further benefitting from gas central heating and uPVC double glazing, with blinds included. An ideal purchase for a first time buyer or young family, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a spacious family lounge with modern inset gas fire. The open plan kitchen/dining room features modern white gloss units to base and wall level with a built-in oven, hob and extractor included. The dining area incorporates French doors to the rear garden. To the first floor are three bedrooms, the master with built-in wardrobes, they are served by an impressive four piece family bathroom with bath and separate shower. Externally is a low maintenance lawned front garden, with a driveway allowing off street parking. Double gates provide access to a generous rear garden with large lawn, patio and useful storage shed included. There is ample space to both the side and rear of the property which offers space to extend (subject to the usual planning consents).











GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with double glazed inserts and uPVC double glazed side screens, modern laminate flooring, stairs to the first floor with fitted carpet and small under stairs storage cupboard, coving to ceiling, convector radiator.

FAMILY LOUNGE

15'2 x 12'8 (4.62m x 3.86m)

A spacious family lounge with uPVC double glazed bow window to the front aspect, modern inset chrome gas fire, fitted carpet, television point, convector radiator.

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA

14'3 x 8'00 (4.34m x 2.44m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset single drainer sink unit with chrome mixer tap, built-in electric oven with four ring touch hob above, three speed 'chimney' style extractor hood over finished in brushed stainless steel, attractive black 'brick' style tiling to splashback, integrated washing machine, concealed gas central heating boiler, space for free standing fridge/freezer, four drawer unit to base level, tiled flooring, uPVC double glazed window to the rear aspect, breakfast bar area into dining area.

DINING AREA

9'9 x 8'5 (2.97m x 2.57m)

Modern laminate flooring, uPVC double glazed French doors opening to the rear garden, feature panelled wall, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, convector radiator, hatch to boarded loft space with pull down ladder.



BEDROOM ONE

12'4 x 11'5 (3.76m x 3.48m)

A good sized master bedroom with uPVC double glazed window to the front aspect, built-in wardrobes with fitted hanging rails and shelving, fitted carpet, convector radiator.

BEDROOM TWO

11'3 x 9'6 (3.43m x 2.90m)

uPVC double glazed bow window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE

8'2 x 6'11 (2.49m x 2.11m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

FAMILY BATHROOM/WC

8'3 x 6'10 (2.51m x 2.08m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap, corner shower cubicle with mains operated 'rain' style shower and additional shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiling to splashback, chrome heated towel radiator, tiling to flooring, uPVC double glazed windows to the side and rear aspects.

EXTERNALLY

The property features a part lawned front garden with raised hedge, whilst a concrete imprint driveway provides useful off street parking. Double gates open to the enclosed rear garden which is generous in size with paved patio area, large lawn and fenced boundaries. A useful timber storage shed is included in the asking price. There is ample space to both the side and rear of the property should a prospective buyer consider extending (subject to the usual planning consents).

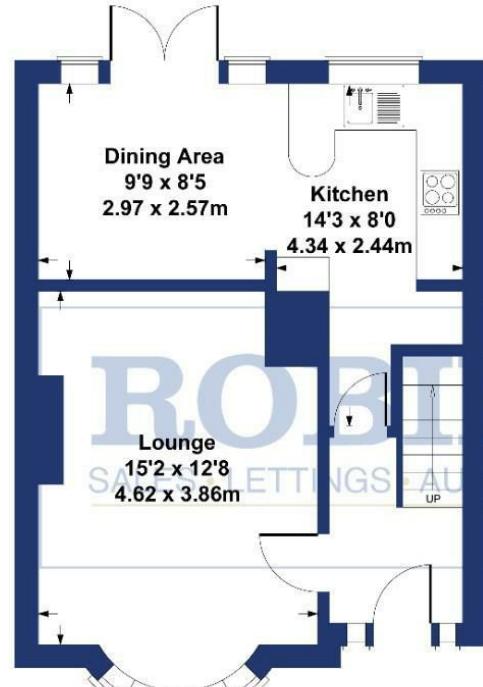
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Truro Drive

Approximate Gross Internal Area
901 sq ft - 84 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsions Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsions Tees Valley staff may benefit from referral incentives relating to these services..

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

