

The Bay & City Estate Agents

Lewis Haughton Wills



Bosvigo Lane, TRURO

A select development of 5 superlative residences offering an imaginative contemporary design and luxurious refinement in a central Truro location.

Accommodation comprising approximately 2000 sq ft over three floors with 4 double bedrooms, family bathroom, 2 en-suites and integral garage.

High energy saving efficiency with triple glazing. South facing rear garden and patio.

VIEWING AND EARLY RESERVATION IS ESSENTIAL.

Guide £500,000

- SUPERB CONTEMPORARY NEW BUILDS
- GATED LOCATION CLOSE TO CITY CENTRE
- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM AND 2 EN-SUITES
- HIGH QUALITY KITCHEN/UTILITY ROOM
- INTEGRAL GARAGE
- TRIPLE VELFAC GLAZING
- HIGH ENERGY SAVING EFFICIENCY BUILD

THE PROPERTY

An exclusive development close to the city centre of just 5 innovatively designed contemporary detached houses situated at the end of a gated driveway. Each property will comprise approximately 2,000 square feet of generously sized accommodation spread over three floors.

The ground floor will consist of an integral garage, a cloakroom and an open plan kitchen and dining room with an adjoining utility room. The kitchen and dining room will have the benefit of patio doors leading to a large south facing terrace and an adjoining rear garden which is principally laid to lawn on two levels and well enclosed by fence panels.

The first floor will comprise a lounge, two double bedrooms and a bathroom. The lounge will also have patio doors leading to a large roof terrace. The second floor will provide two further double bedrooms both with en suite bathrooms and one also having the benefit of a dressing room and again patio doors leading to a further roof terrace. The other bedroom will also enjoy its own private balcony.

LOCATION

The City of Truro is the retail and commercial centre of Cornwall, with the famous Cathedral lying at its heart. The city offers a unique mix of independent shops and multiples as well as an excellent collection of art galleries, bars, restaurants, night clubs, cinema, The Hall for Cornwall and the Royal Cornwall Museum. The city is steeped in history and features many wonderful Georgian terraced streets which are rivalled only in the west by Bath. There are also a number of fine municipal gardens including Boscawen Park and Victoria Gardens, which have in the past won many awards in the Britain In Bloom competition. The city also lies at the centre of the Cornish transport network and has a mainline station to London Paddington.

ACCOMMODATION COMPRISES - ALL DIMENSIONS ARE APPROXIMATE.

GROUND FLOOR

FRONT EXTERIOR

The properties are approached over a driveway providing parking for three vehicles. Velfac door to:-

HALLWAY

Doors to cloakroom, garage and kitchen/dining room. Stairs to first floor accommodation with full length obscure glazed window to the stairwell. Underfloor heating.

GARAGE

18' 4" x 11' 11" (5.59m x 3.63m) approximate measurements. Power and light. Up and over access door. Designed for large vehicle height.

CLOAKROOM

Obscure triple glazed window to the front elevation. High quality sanitary fittings including a low level WC and wash hand basin. Underfloor heating.

KITCHEN/DINING ROOM

20' 9" x 17' 1" (6.32m x 5.21m) Under stairs storage cupboard housing the heating controls. Triple glazed Velfac patio doors to the rear elevation. Triple glazed window to the rear aspect. Door to the utility room. This superb room comprises an open plan kitchen and dining area. The kitchen area features a range of high quality, contemporary "Masterclass Nevada" gloss finished kitchen units with a good range of high and low level cupboards and drawers, roll edged work surfaces across the range and a curved island unit. Built-in stainless steel cooker and hob, built-in fridge and freezer, built in dishwasher, inset sink with contemporary tap fitting, overhead stainless steel and glass extractor fan. Underfloor heating.

UTILITY

12' 6" x 5' 7" (3.81m x 1.70m) Obscure glazed full length window to the front elevation, triple glazed door to the side, triple glazed window to rear and space for a range of laundry appliances. Range of fitted wall and base units with inset sink with mixer tap over. Under floor heating.

FIRST FLOOR

LANDING

Doors to the first floor accommodation. Large double door storage cupboard. Stairs to the second floor accommodation.

FAMILY BATHROOM

Obscure glazed window to the front aspect, featuring a range of high quality sanitary ware with contemporary bath with chrome drench shower over. Low level WC and wash hand basin set within vanity unit. High quality tiled splash backs.

LOUNGE

17' 10" x 12' 4" (5.44m x 3.76m) A superb lounge offering elevated views over the River Kenwyn and surrounding area. Double glazed Velfac patio doors to the front accessing a roof terrace. Radiator. Multi media points.

BEDROOM THREE

12' 7" x 12' 4" (3.84m x 3.76m) maximum measurements. Velfac triple glazed window to the rear aspect. Built-in double wardrobe. Radiator.

BEDROOM FOUR

12' 8" x 9' 5" (3.86m x 2.87m) maximum measurements. Triple glazed Velfac window to the front and rear aspect. Built-in double wardrobe. Radiator.

Stairs rise from the landing to the second floor accommodation.

SECOND FLOOR

LANDING

Doors to the second floor accommodation.

MASTER SUITE BEDROOM

17' 2" x 11' 7" (5.23m x 3.53m) maximum measurements. Triple glazed Velfac patio doors leading to a roof terrace which overlooks the rear gardens. Door to the dressing room. Multi media points. Radiator.

DRESSING ROOM

9' 4" x 5' 4" (2.84m x 1.63m) Obscure glazed window to the front aspect. Door to en-suite.

EN SUITE

A further range of high quality contemporary sanitary ware, including walk-in shower with drench shower head, low level WC, wash hand basin set within vanity unit. Contemporary tiling. Obscure triple glazed window to the rear aspect.

BEDROOM TWO

13' 3" x 12' 4" (4.04m x 3.76m) Velfac triple glazed patio doors to front elevation with balcony. Door to en-suite. Radiator.

EN SUITE

A further range of high quality contemporary sanitary ware including, low level WC, wash hand basin set within vanity unit and walk-in shower with large drench fittings.

OUTSIDE

FRONT

To the front of the property there is parking provided for three vehicles together with further landscaping.

REAR GARDEN

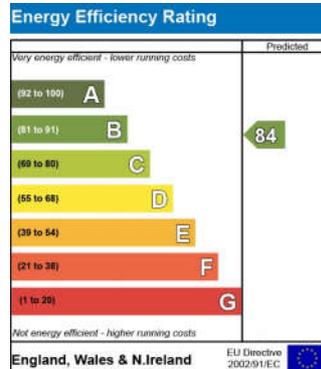
All the plots enjoy good sized South facing gardens to the rear. The properties initially have a good sized terrace area which affords a space for Alfresco dining. Steps from here rise to a two tiered lawn which is again South facing and well enclosed by close panelled wooden fencing.

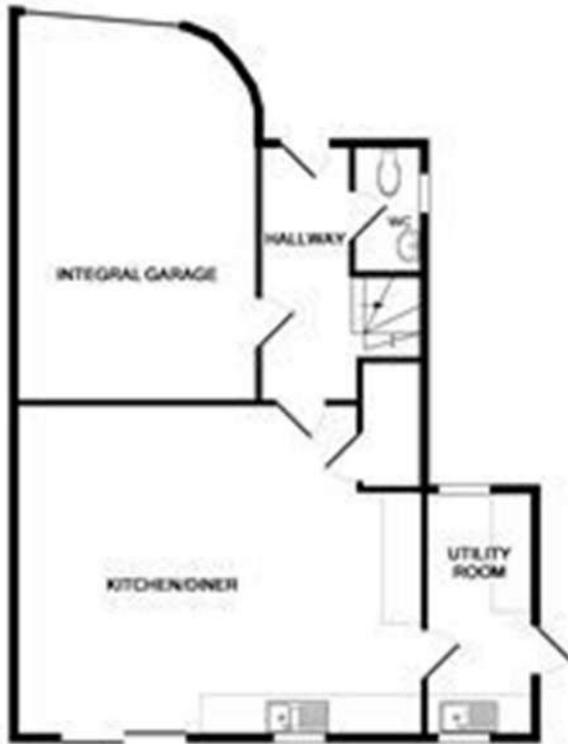
AGENT NOTES

SERVICES - The following services are available at the property however we have not verified connection; mains electricity, mains gas, mains metered water, mains drainage. Telephone is initially not connected.

NOTE - The properties will be offered with a Buildmark 10 year warranty. Ready for occupation between March and April 2016.

Tenure is Freehold.





GROUND FLOOR
APPROX FLOOR
AREA 779 SQ.FT.
(72.4 SQ.M.)



1ST FLOOR
APPROX FLOOR
AREA 757 SQ.FT.
(70.5 SQ.M.)

TOTAL APPROX FLOOR AREA 2108 SQ.FT. (195.8 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
APPROX FLOOR
AREA 522 SQ.FT.
(48.3 SQ.M.)



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