

16 Halvarras Road, Playing Place, TR3 6HD

£425,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Link detached house on tree-lined road
- Popular village on outskirts of Truro
- Three double bedrooms, family bathroom
- Kitchen/diner, living room, utility, WC
- Sunny tiered rear garden
- Generous driveway parking with attached garage
- Useful two room outbuilding
- Video tour available







A spacious three bedroom link-detached home with a sunny garden, versatile two-room outbuilding, generous driveway parking and an attached garage.



The Property

16 Halvarras Road is a spacious and versatile three double bedroom link-detached home, conveniently positioned on this lovely tree-lined road in the popular village of Playing Place. Offering well-proportioned accommodation arranged over two floors, the property benefits from a generous living room, a well-appointed kitchen/diner, separate utility room and three double bedrooms. Outside, the property enjoys a generous amount of parking, an attached garage and a sunny enclosed rear garden with a substantial two-room outbuilding.

Entering the property, the accommodation provides a welcoming feel with a good balance of living and practical space. The living room is a generous reception room with plenty of space for comfortable seating and enjoys a lovely outlook over the rear garden. A wood-burning stove provides an attractive focal point and creates a cosy atmosphere, while sliding doors give direct access outside, making this a lovely room to enjoy throughout the year.

The kitchen/diner is a particularly useful space, fitted with an extensive range of cream-fronted units complemented by wood-effect worktops and providing plenty of storage and preparation space. There is an integrated double oven, gas hob and space for a dining table, creating a sociable area for everyday family life. A separate utility room provides additional space for appliances and laundry facilities.

Stairs lead to the first floor where there are three well-proportioned double bedrooms, offering flexible accommodation for families, guests or those requiring space to work from home. The bedrooms are served by a family bathroom fitted with a bath, shower over, WC and wash basin, with a separate additional WC with basin adding further practicality.

Outside, the property has a particularly generous gravelled driveway to the front, providing parking for several vehicles and leading to the attached single garage.

The rear garden is a lovely feature, enjoying a sunny aspect and arranged over two tiers. There are gravelled seating areas immediately adjoining the property, providing plenty of space for outdoor furniture and entertaining, together with established planting, raised beds and a variety of shrubs. The upper tier has been thoughtfully arranged with further seating areas and a well-designed ornamental pond, creating an attractive focal point and a lovely setting to enjoy the garden.





A further feature is the substantial outbuilding, which is divided into two separate rooms and offers excellent versatility. Currently providing useful additional space, it could lend itself to a variety of uses including a home office, studio, hobby room or additional storage, depending on requirements.

Overall, 16 Halvarras Road offers a great combination of spacious family accommodation, useful outside space and excellent parking all within a truly superb setting.







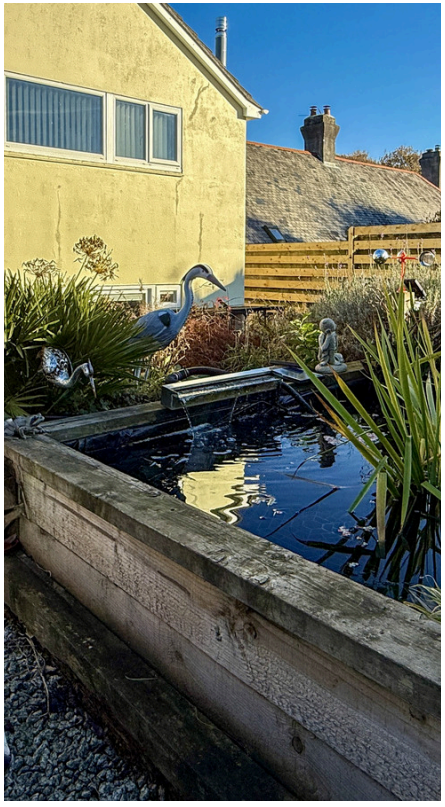













Outbuilding

The Location

Playing Place is a wonderful village located only 2 miles South of Truro and on the edge of the stunning coastal creeks of the Carrick Roads and surrounding countryside - including Trelissick, Feock and Loe Beach to name a few. The village itself has amenities including a SPAR shop, community centre, snooker club, park and petrol station. Schooling is available nearby with Kea and Devoran primary schools as well as a good selection of secondary schools in Truro as well as the Penwith college campus. Public transport is readily available with bus stops leading from the village in the direction of Truro or Falmouth on a regular basis. Driving you can be on the A30 to head in either direction in around 15 minutes.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.









Floorplan



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Property Information

Tenure: Freehold

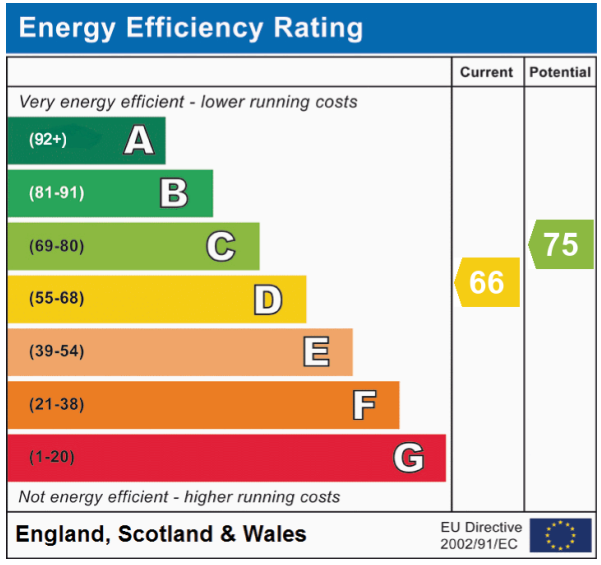
Council Authority: Cornwall

Council Tax Band: D

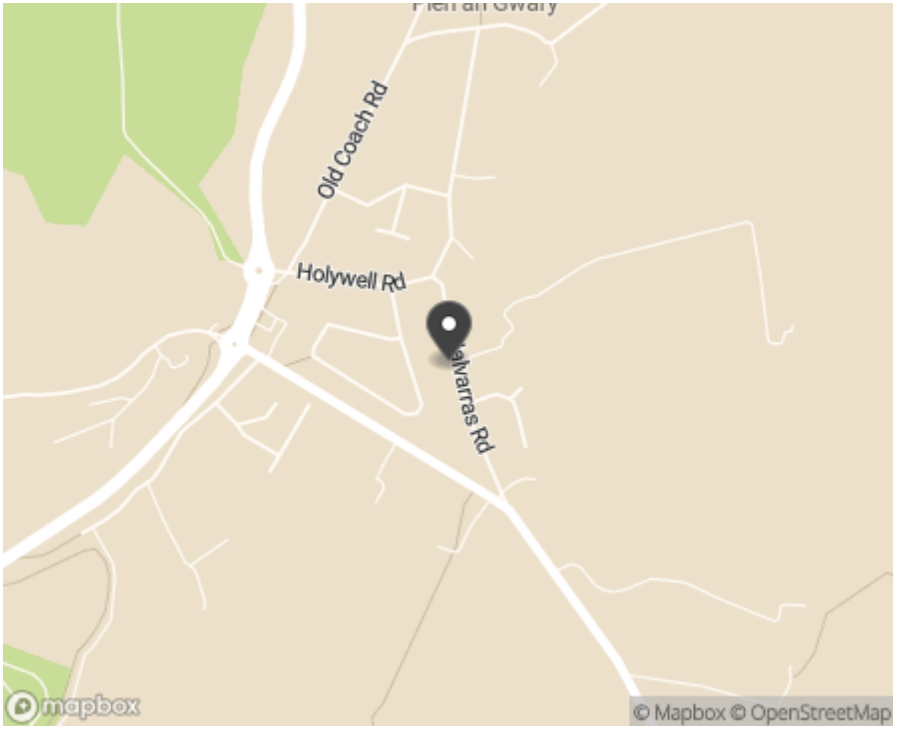
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks O2, Three & Vodafone – (good indoor & outdoor)

Broadband: Superfast available. Max Download 56Mbps. Max Upload 11Mbps.







Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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