



5 Hawthorn Close , Truro, TR4 9GG
Guide Price £435,000

A well-presented three double bedroom home with good sized gardens and set in a semi-rural location.

The Property

Set in a small close of just five modern homes is this 3 double bedroom home with good sized side and rear gardens. For sale for the first time since sold from new this is a must view for anyone looking for a low maintenance home in a semi-rural village.

The full accommodation comprises a welcoming entrance hall with storage and a ground floor WC. Off the entrance hall is an L-shaped open-plan living room/kitchen/dining room. The kitchen is well-equipped with an oven, hob, dishwasher, and space for a fridge freezer and washing machine. The living area benefits from dual-aspect windows and large patio doors opening onto the garden.

Upstairs, there are three double bedrooms, a family bathroom, and an en-suite to the main bedroom. To the outside you will find good sized gardens that are lawned with flower and shrub beds to the sides and a decked seating area off the kitchen.

The property is considered eco-friendly, featuring electric heating and fully owned solar panels that as well as providing light and heating for the property also feed surplus back to the grid.

Hawthorn Close is a small community of just five properties. It's located in a beautifully peaceful setting on a semi-rural, tree-lined country lane that leads out of the village centre, yet remains within easy, level walking distance of the shops, post office, school, playground, pub/restaurant, and much more.

Entrance Hall 14'4 x 5'4 (4.37m x 1.63m)

W.C 5'8 x 3'2 (1.73m x 0.97m)

Openplan Living Room/Kitchen/Diner 27'4 x 12'1 plus 13'2 x 8'6 (8.33m x 3.68m plus 4.01m x 2.59m)

Landing

Bedroom One 13'11 x 10'10 (4.24m x 3.30m)

En-Suite Shower Room 10'10 x 3'2 (3.30m x 0.97m)

Bedroom Two 12'5 x 9'9 (3.78m x 2.97m)

Bedroom Three 14'5 x 9'4 (4.39m x 2.84m)

Family Bathroom 6'8 x 6'5 (2.03m x 1.96m)

Gardens

The gardens are laid out to the side and the rear of the property and are considered to be good sized for a property of this age. They are majority lawned with flower and shrub beds to the sides and a decked seating area off the kitchen. To the bottom of the garden there is ample room for a summer house, home office or even a car port or garage. (All subject to relevant planning approvals.)

Parking

To the front of the property you have a driveway with parking for two cars.

there could also be the possibility to create more parking by moving the garden fence.

Directions

Sat Nav: TR4 9GG

What3words: ///slicer.lunging.foggy

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2022

Construction Type: Block/Timber (assumed)

Heating: Mains Electric/Solar

Electrical Supply: Mains/Solar

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C77

Tenure: Freehold

Site Management Charges: £20 per month

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

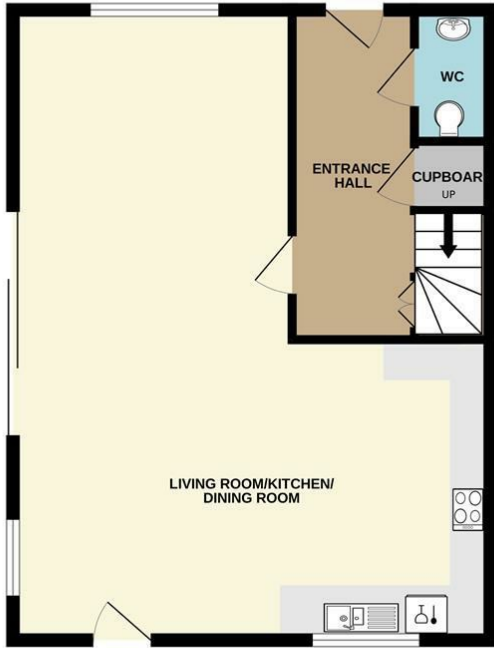
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Floor Plan

GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.



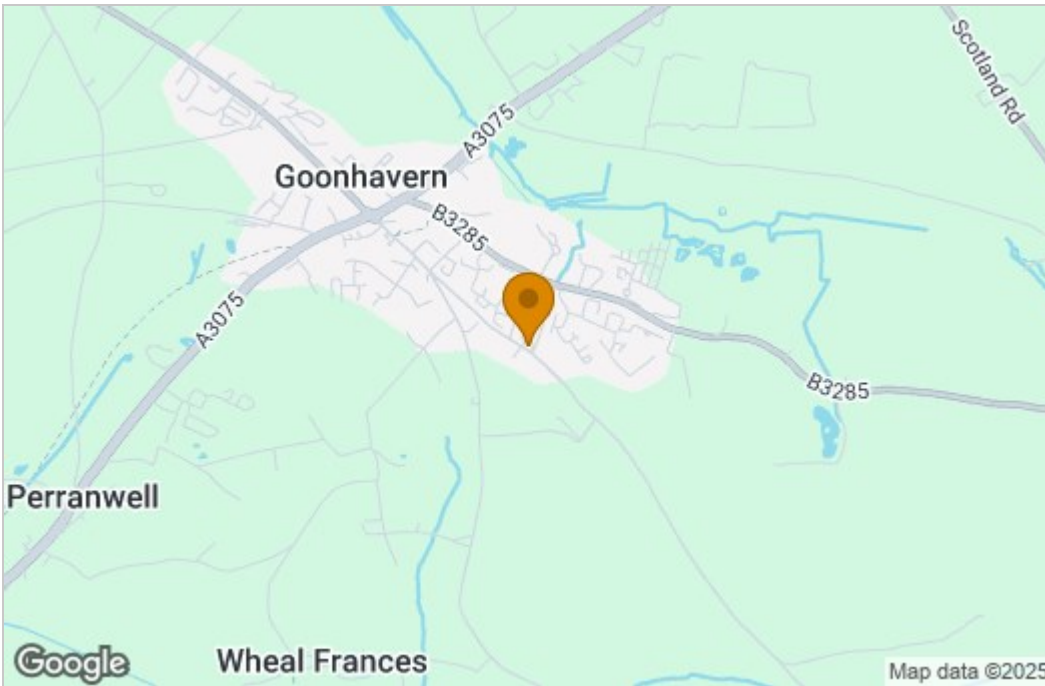
1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



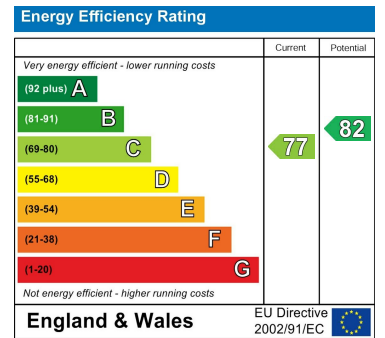
TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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