



Knoll Park | | Truro | TR1 1FF

Asking Price £875,000



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- Substantial Detached Family Home
- Stunning Kitchen/Breakfast Room
- Dining Room with Vaulted Ceiling
- 2 En-suite Shower Rooms
- Driveway Plus Double Garage
- Generously Proportioned Rooms
- Superb Lounge with Log Burner
- 4 Double Bedrooms
- Enclosed Rear Garden
- Warmed by Gas Central Heating





Description

Found in the Prestigious location of Knoll Park within Truro City is this substantial Detached Executive style 4 Double Bedroom (Two En-suite) family home. This superb property has recently been the subject of updating throughout, using fittings of the highest quality, giving the house a contemporary feel. The accommodation on offer is as follows: The entrance door opens into the light and airy welcoming hallway which leading into the kitchen/breakfast room with patio doors opening into the garden. The spacious kitchen has been designed for ease, this includes a Hide an Slide Neff oven and a top of the range induction hob. The beautiful granite work tops compliment the base units and the large central Island. There is a Belfast sink with heated tap as well as a Gas Aga with a beautifully designed bespoke copper splash back, giving the kitchen its unique feel. The dining room, to the left of the kitchen, boasts a valuated ceiling, mood lighting, under floor heating and patio doors opening into the rear garden. The dining room benefits from an individually designed and professionally handmade Granite and Walnut with bespoke glass display shelving and plenty of storage for china as well as a Neff Warming Drawer. The kitchen also leads to a study/snug with a beautiful bespoke integral walnut bookcase, storage and display unit. The kitchen/living/snug area has oak flooring and thoughtful mood lighting throughout. The pantry is of a good size with granite worktop, base storage units and shelving. The door connects into the double garage which houses a well designed utility space with Belfast sink, washing machine, freezer and additional storage. The large lounge boasts a log burner and has a bay window to the front elevation and patio doors into the rear garden. Stairs rise from the hall, which houses a downstairs WC, to the light and airy first floor galleried landing. The very spacious Master Bedroom has a walk in wardrobe and an en-suite shower room with bespoke maple and walnut fittings. There are three further good sized Double Bedrooms. Bedroom two also houses wall to ceiling wardrobes and an en-suite shower room. The family bathroom is fitted with a modern white suite, a free standing bath and a separate shower cubicle. The house is surrounded by an interesting and well planted gardens providing access to sunshine through the day and early evening. It also boasts a pergola with slate patio and design screens, a greenhouse, raised beds, a garden shed, recycling unit and log store. The driveway provides ample parking which leads to the Double Garage having an electric roll up door. The property is warmed by Gas Central Heating with Double Glazing throughout.

Location

The property is located in an exclusive cul de sac within walking distance to the village of St Clements and Truro city centre. Nearby are Penair secondary school and Truro school. Truro city has a wide range of amenities which include shops, bars, restaurants and the Hall for Cornwall. There are also a number of schools within close proximity to the property and also a mainline railway station connecting to London Paddington.

Entrance Hallway

Living Room

29'2 x 11'9 (8.89m x 3.58m)

Kitchen/Breakfast Room

22'1 x 11'8 (6.73m x 3.56m)

Pantry

4'11 x 4'10 (1.50m x 1.47m)



Dining Room

18'8x 10'5 (5.69m x 3.18m)

Snug

14'9 x 13'4 (4.50m x 4.06m)

Downstairs W.C

Landing

Bedroom

16 x 11'8 (4.88m x 3.56m)

En-suite Bathroom

7'9 x 5'2 (2.36m x 1.57m)

Bedroom

18'8 x 16'6 (5.69m x 5.03m)

En-suite Shower Room

10'0 x 4'3 (3.05m x 1.30m)

Bedroom

14'0 x 10'10 (4.27m x 3.30m)

Bedroom

20'1 x 10'3 (6.12m x 3.12m)

This room is currently being used as a sewing /hobby room

Family Bathroom

9'8 x 6 (2.95m x 1.83m)

Double Garage

18'8 x 18'1 (5.69m x 5.51m)

Having an electric roll up door, power and light supply. Within the garage there is an utility area for a freezer, washing machine, tumble dryer. Also, you will find a Belfast sink with worktops and storage cupboards. There is a door opening into the pantry which then opens into the kitchen.

Outside

Agents Information

Tenure = Freehold

Council Tax = Band G

EPC = C

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Approximate total area⁽¹⁾

2814.06 ft²
261.43 m²

Reduced headroom

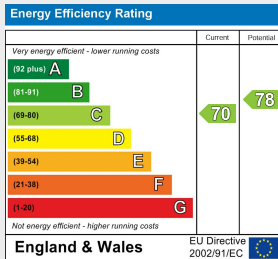
38.03 ft²
3.53 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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