





## Higher Redannick, Truro

Offers Over £425,000

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This spacious and modern detached family home is located in a convenient yet tucked away location in Truro City offering easy access to the City and all it has to offer. The accommodation comprises of a useful entrance hallway, a ground floor WC, a practical utility room with external door to the garden and a fantastic large open plan living/dining space leading into the modern and functional kitchen. This fabulous family room features tiled flooring throughout and is a superb space for entertaining as well as day to day family life.

On the first floor there are four good sized bedrooms with the master benefitting from an en-suite shower room as well as a family bathroom.

External the property offers off road parking to the front and there is a considerable garden to the rear which offers a lovely patio area, a raised deck and a lawn.

There is double glazing throughout and gas central heating.

## Location

Located in a tucked away, cul de sac position in the Higher Redannick area of Truro City the property is just a short distance from the City Centre and all of its cafe's, bars, restaurants and shops. There are multiple schools on offer in the vicinity and a playground just 0.2 miles away.

## Information

Tenure - Freehold

Broadband : Standard to Ultrafast – 17mbps to 1800mbps download speeds (Source OFCOM)

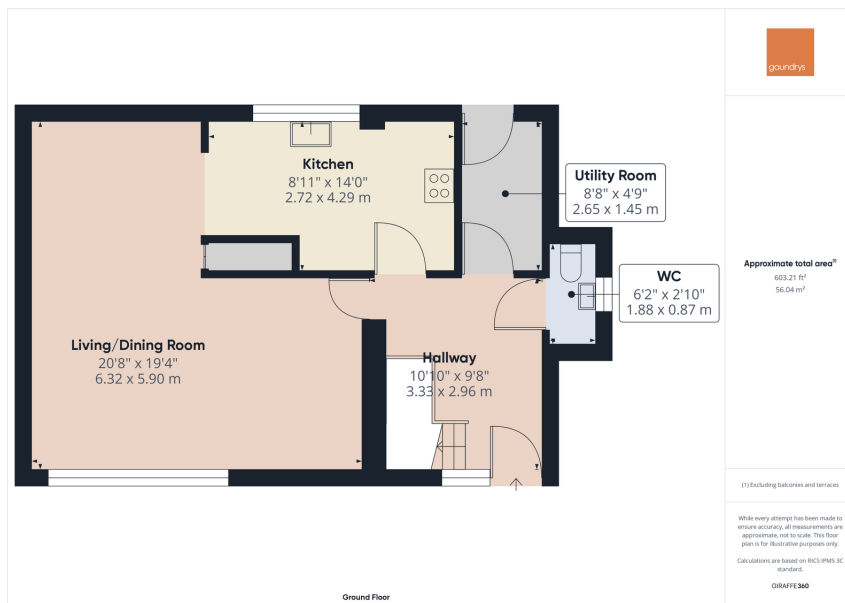
Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, O2, Three & Vodafone

Council Tax – Band D

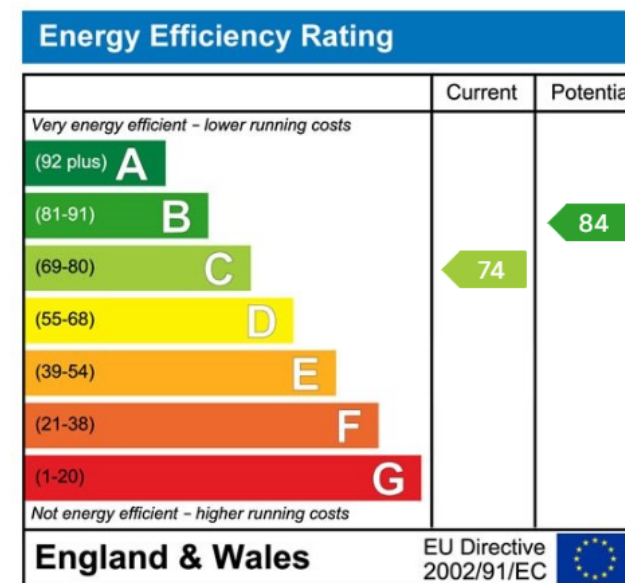
We understand the property has Mains Electric, mains water, mains







- Detached Family Home
- Gas Central Heating
- Garden
- Fabulous Open Plan Living Space
- Central Location
- Off Road Parking
- 2 Bathrooms
- Council Tax Band D



## TRURO

Treleaven House E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD

01872 242425 - Sales

01872 242425 - Lettings

[www.goundrys.co.uk](http://www.goundrys.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements