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Kenwyn Church Road, Truro

Guide Price £795,000

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NO ONWARD CHAIN – Nestled in the highly sought-after Kenwyn area and within easy reach of Truro City Centre, this beautifully maintained and immaculately presented detached family home offers spacious and versatile living accommodation, ideal for modern family life.

Set on a generous plot with a brick-paved driveway, double garage, and a sunny rear garden, the property boasts a charming blend of practicality and style. Internally, the ground floor comprises a welcoming living room with wood burning stove, elegant dining room, modern kitchen, bright and airy sun room, dedicated office/study, WC, and a utility room.

Upstairs, the home continues to impress with four well-proportioned bedrooms, each benefiting from its own en-suite bathroom, along with an additional family bathroom. A converted attic room with staircase access and rooflight window offers excellent storage space or potential for further development (subject to permissions).

The rear garden is a true highlight, arranged over two main levels with an extensive paved terrace, glazed balustrading, and a private, lawned garden bordered by mature trees. The elevated position allows for delightful open views, with winter glimpses of Truro Cathedral and the river towards Malpas from the upper bedrooms.

Further benefits include gas central heating and double glazing throughout.

Location

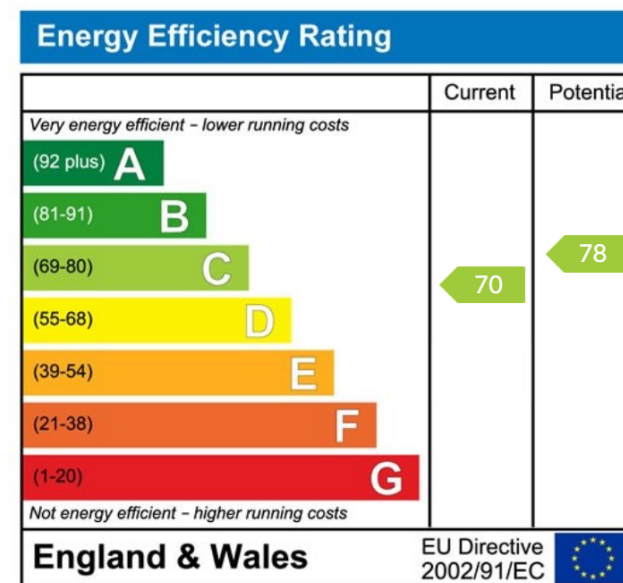
The property is situated just a short walk from the historic Kenwyn Church and Truro city centre. A nearby quiet lane offers pedestrian access to the picturesque rural hamlet of Idless, known for its enchanting woodland walks, cycle trails, and popular open-air café.

Truro itself is Cornwall's vibrant capital, rich in history and architectural beauty, with cobbled streets lined by an eclectic mix of national and independent retailers, charming cafés, and fine restaurants. Cultural amenities include cinemas, art galleries, and the recently refurbished Hall For Cornwall, a premier performance





- No Onward Chain
- Gas Central Heating
- Double Garage
- 4 En-Suite Bedrooms
- Sought After City Location
- EPC C70
- Enclosed Rear Garden
- Driveway Parking
- Immaculate Throughout
- Council Tax Band F



TRURO

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