



73 College Way, Truro, TR1 3RX
£575,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern detached house
- Peaceful yet convenient residential location
- 4/5 bedrooms, master en-suite, bathroom
- 3 reception rooms, kitchen & utility room
- Recently updated & immaculately presented
- Generous family friendly garden
- Detached double garage & driveway parking
- Video tour available



A superb modern detached house located close to schools, college and the hospital. Spacious, recently updated and immaculately presented 4/5 bedroom, 3 reception room accommodation complete with great sized garden and detached double garage plus driveway parking.



The Property

This modern detached house, built in 2001, is located in a convenient yet peaceful horseshoe cul-de-sac of well kept executive style homes. A fantastic 4/5 bedroom, 3 reception room home which has been recently updated and is immaculately presented throughout. All with the benefit of a good sized garden, detached double garage and driveway parking.

On the ground floor there is a generous entrance hallway with WC, good sized living room with part glazed doors to the kitchen/diner as well as a separate versatile study, playroom or fifth bedroom. To the rear of the house is a stunning open plan kitchen and dining room with recently updated fully fitted kitchen with integrated appliances, breakfast bar and useful utility room with access to the garden. Sliding doors lead to the spacious high quality conservatory with karndean flooring providing another great living space with views over the garden.



Stairs lead up to the first floor with a roomy landing providing access to all of the bedrooms, bathroom and a large loft space above with potential to create even further accommodation (as neighbours have) if required. The master bedroom is a large double enjoying distant countryside views with a modern en-suite shower room and there are two further double bedrooms and a good sized single. The family bathroom has an updated four piece white suite with separate bath and shower.

The garden is not only a great size but incredibly family friendly being level and completely enclosed with a gravel area off the conservatory leading to plenty of lawn with a seating area in the rear corner enjoying day round sunshine next to the beautiful Cornish stone rear wall. There is also a very useful side area of garden with timber shed and hidden sunny space to hang the washing!

The property has a great sized detached double garage with power, light and pitched roof storage above as well as driveway parking in front for two vehicles. Furthermore, the property is in a TZ7 residents parking zone allowing each property access to permits to allow for on street parking nearby for two cars and visitors – ask for details on pricing.

This truly is a superb family home and a viewing to appreciate what is on offer here is wholeheartedly recommended.

The Location

College Way is situated around 2 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than a mile away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with a green area located at the end of the road with footpaths running in all directions. Just beyond there is a playing field which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

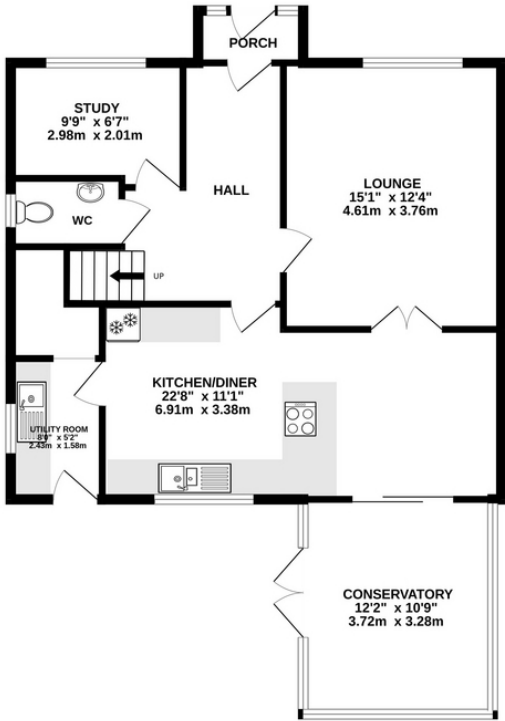
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.



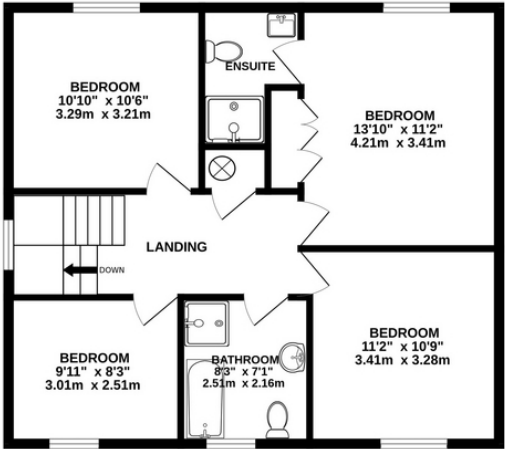


Floorplan

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.1 sq.m.) approx.

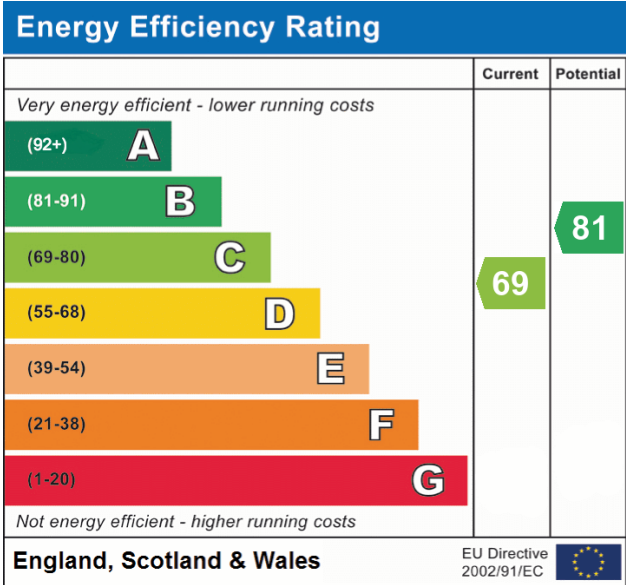


TOTAL FLOOR AREA : 1528 sq.ft. (141.9 sq.m.) approx.

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: E
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



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.

