



Oak Tree Lodge, Nampara Way, Truro, TR1 1NU
£625,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached, individual modern home
- Sought after road, half a mile from city centre
- Four double bedrooms, two en-suites, family bathroom
- Stunning open plan living space, kitchen, utility room
- Detached double garage & driveway parking
- Level, enclosed and sunny garden with home office
- No onward chain
- Video tour available



The Property

Oak Tree Lodge is an individual non-estate detached home built around 15 years ago in this favoured edge of city centre location. A truly superb modern family home offering over 2000 sq ft of well proportioned accommodation across two levels. Complete with level, enclosed and sunny rear garden, home office, detached double garage and plenty of driveway parking.

Upon entering the property a double height entrance hallway provides an exceptional welcome into this unique home. This provides access to a WC, the downstairs double bedroom with en-suite shower room and has stairs to the first floor. A door opens out into a fantastic open plan 'L shaped' living space measuring around 25ft x 18ft with lots of room for lounge and dining. This is a true WOW room and has been updated by the current owners to provide an entertainment paradise with built in storage, lighting, electric fire and enjoys doors opening out to the rear garden. A door from this room then provides access to the fully fitted modern kitchen with tiled flooring and splashback as well as integrated appliances and separate utility room with basin. On the first floor there are three large double bedrooms and an enormous family shower room. The luxurious master bedroom measures over 18ft x 17ft and enjoys an en-suite bathroom.

Outside the garden is a great size given the central location and is a level, enclosed and sunny West facing space laid with lawn and a patio to the rear. To the side of the house accessed off the utility room is an area of garden which has been turned into the perfect outdoor entertaining space with overhead sails providing cover from the weather. Outside seating, oversized BBQ, a hot tub and outdoor projector all show how the current owners love using this space for their family and friends alike. Also located in this area of the garden is a home office – a fully insulated room attached to the rear of the garage with power and light providing a perfect work from home space separate to the main accommodation. To the front of the property is paved driveway parking for several vehicles in front of a detached double garage with power, light and pitched roof storage above. The property further benefits from Solar PV panels on the rear roof of the main house supplementing the electricity used in the home.

All in all this is just a wonderful family home in a prime location with so much to offer. Available with no onward chain and wholeheartedly recommended for internal viewing.









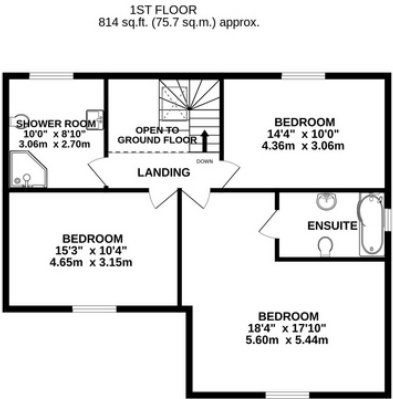
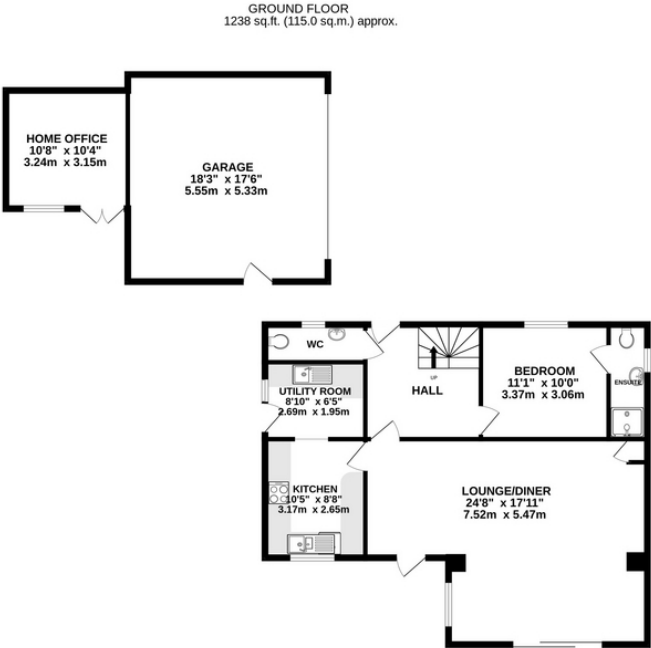
The Location

Nampara Way is an incredibly sought after road comprising only 11 individual properties on a no-through lane. This is peaceful living in lovely surroundings whilst being only half a mile, or a 10/15 minute walk, to the city centre. This position is particularly convenient for Penair Secondary School, Truro School, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards St Clements, Pencalenick and Malpas along the Truro and Tresillian River. Heading out of town North/West you'll be on the A30 in 15 minutes and there are excellent transport links with buses heading in all directions nearby. To the North/East you can be on the stunning Roseland Heritage Coast in around 10/15 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

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



TOTAL FLOOR AREA : 2052 sq.ft. (190.7 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

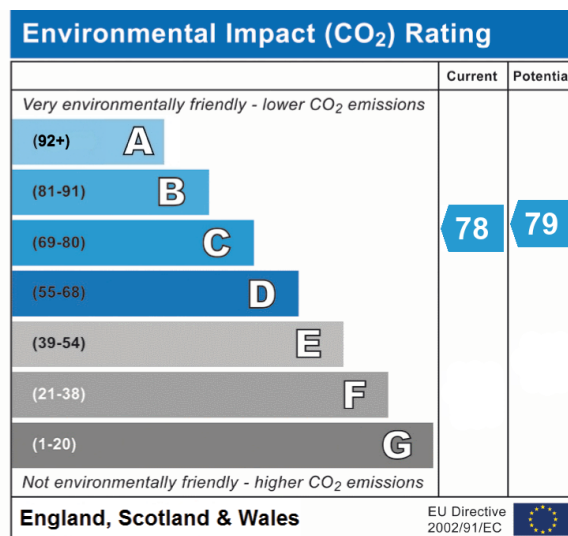
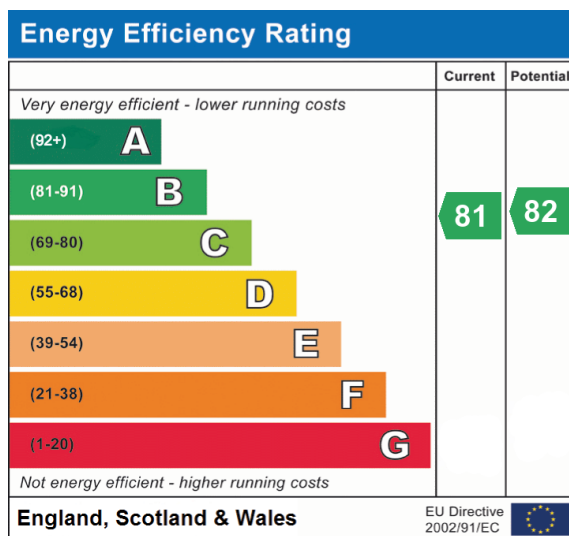
Council Authority: Cornwall

Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: All networks – (good indoor & outdoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



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.

