



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR76239645

£650,000

40 Treffry Road,  
Truro, Cornwall, TR1 1WL

**FREEHOLD**



**Superbly positioned in this extremely well regarded development on the outskirts of Truro, enjoying peace and privacy. A well presented, detached, 5/6 bed roomed, 3 bath/shower roomed, 4 reception roomed house with the spacious and versatile accommodation set over three storeys, a south west facing enclosed rear garden, driveway parking and detached double garage.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, living room, snug/dining room, kitchen, utility room. Ground floor double bedroom/study, wc.

**First Floor** Landing, principal bedroom suite with dressing room and en-suite bath/shower room. 2 further double bedrooms with Jack & Jill en-suite bath/shower room.

**Second Floor** Landing, double bedroom, family bathroom, further double bedroom.

**Outside** Low maintenance gravelled front garden and to the rear, enclosed lawned garden with broad sun terrace with further parking area and double garage.

### **DESCRIPTION**

40 Treffry Road is situated towards the end of a quiet cul-de-sac in this well regarded development on the outskirts of Truro. Constructed in the mid 2000's, 40 Treffry Road is set in a prominent elevated position.

The house offers spacious and generously proportioned accommodation of just under 2,500sq.ft. set over three floors.



Upon entering, the impressive entrance hall with turning staircase to the first and second floors, doors into the large double aspect sitting room, study/bedroom 6, a wc and door into the dining room.



The dining room which has double doors out into the rear, south west facing rear garden, leads through to the generously proportioned and well appointed kitchen and to the other end a snug, again with double doors to the garden, along with double internal doors to the sitting room. To complete the accommodation on the ground floor is a useful utility room accessed off the kitchen with a door out to the side garden.

On the first floor accessed off the spacious landing is the principal bedroom suite, which is double aspect and of a very good size, with dressing room and en-suite bath and shower room. Also on the first floor are two further double bedrooms, both served by a Jack & Jill en-suite bath and shower room.

On the second floor, the large landing has two storage cupboards, and also provides access to two double bedrooms and the well appointed family bathroom.

To the front, gravelled front garden into the rear and enclosed south west facing garden with broad sun terrace and lawned garden beyond. Adjacent to the rear garden is the driveway with ample parking and double garage.

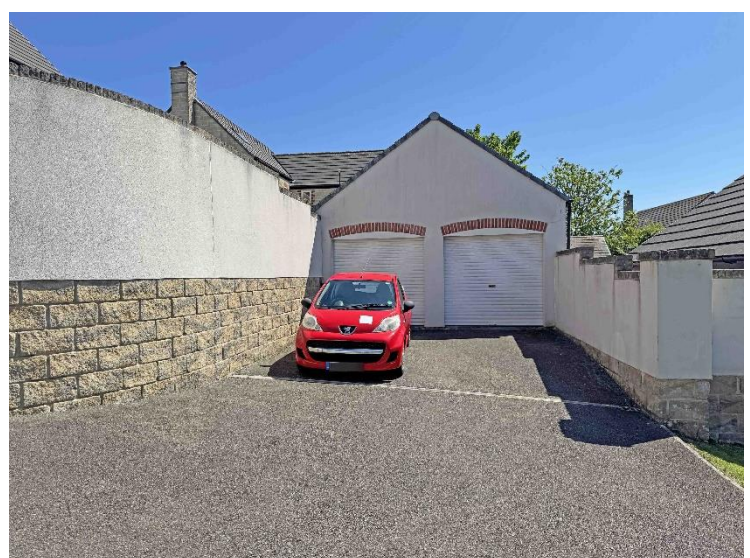
**In all, a superb family home in a well regarded development close to schooling, amenities and the city centre, therefore a viewing is wholeheartedly recommended by the vendors sole agents.**













## **LOCATION**

The position of Treffry Road on the northern outskirts of the city is particularly good. With very easy access to a good range of local schools, Waitrose and the further facilities that the city has to offer make this an enviable location, and the exceptional well regarded Arch Bishop Benson and Penair Schools are both within walking distance from 40 Treffry Road.



Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre, with a large variety of differing restaurants and bars, along with a cinema and the successful Hall for Cornwall theatre, with many events taking place on Lemon Quay.

Truro is also ideally situated for sporting activities, with many good quality golf clubs nearby, a sports centre, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes to either the north coast for surfing or the Carrick Roads, on the south coast for sailing.



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR1 1WL.

**SERVICES** Mains water, drainage, electricity and gas.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

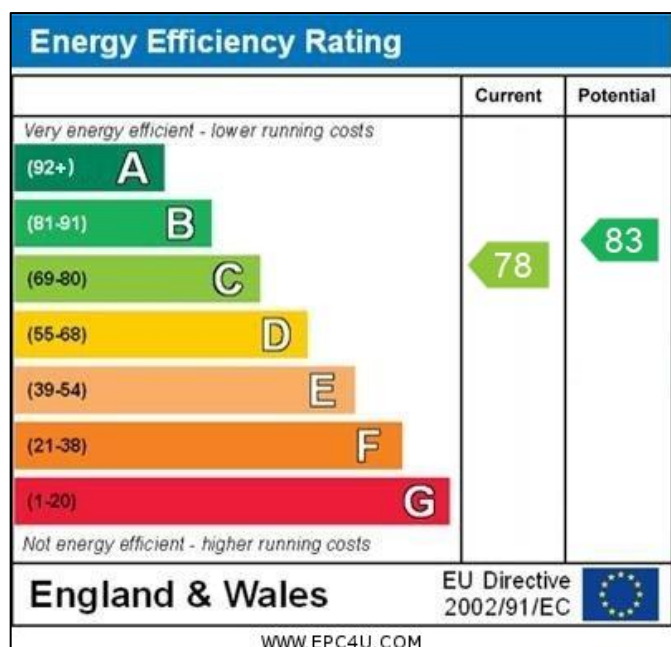
**DIRECTIONS** From the A39 (Newquay Road) on the north side of Truro take the exit from the roundabout onto Bodmin Road which then becomes Treffry Road. Proceed down hill and take the second left hand turning and after 50 yards take the next left hand turning up the hill where number 40 can be found on the right hand side with its double garage and driveway parking on the right and the access to the house further up the tarmacadam driveway.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Ground Floor**  
Approx. 81.6 sq. metres (877.9 sq. feet)

Office/Bedroom 6  
2.45m x 3.55m  
(8'1" x 11'8")

Entrance Hall

Utility  
1.80m x 2.00m  
(5'11" x 7'7")

WC

Kitchen  
3.20m x 3.55m  
(10'6" x 11'8")

Dining Room  
3.18m x 3.10m  
(10'5" x 10'2")

Snug  
2.95m x 3.84m  
(9'8" x 12'7")

Sitting Room  
4.62m x 3.84m  
(15'2" x 12'7")

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**First Floor**  
Approx. 81.6 sq. metres (877.9 sq. feet)

Master Bedroom  
4.62m x 3.86m  
(15'2" x 12'8")

Landing  
4.35m x 3.03m  
(14'3" x 9'11")

Bedroom 2  
4.38m (14'4")  
x 3.56m (11'8") max

Bathroom  
3.19m x 2.30m  
(10'6" x 7'7")

Bedroom 3  
3.19m x 4.29m  
(10'6" x 14'1")

Dressing Area  
2.55m x 1.05m  
(9'3" x 6'8")

En-suite  
2.55m x 1.05m  
(9'3" x 6'8")

**Second Floor**  
Approx. 64.4 sq. metres (693.6 sq. feet)

Double Garage  
5.64m x 5.28m  
(18'6" x 17'4")

Landing  
5.98m x 2.99m  
(19'8" x 9'10")

Bedroom 4  
6.00m x 3.83m  
(19'8" x 12'7")

Bedroom 5  
3.93m x 3.61m  
(11'7" x 11'10")

Bathroom  
2.35m x 3.61m  
(7'9" x 11'10")

Total area: approx. 227.6 sq. metres (2449.4 sq. feet)

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 illustration purposes only and should be used as such.  
Plan produced using PlanUp.

40 Treffry Road, Truro



