



Killow



Truro City

An expansive four bedroom detached home with far reaching views, off road parking, garage and studio room in garden.

- Call Stags For More Information
- New Build
- Far Reaching Views
- 10 Year NHBC And LABC Warranty
- Traditional Build
- Proximity To Truro
- Executive Home
- Part Exchange Available Dependant On Situation

Guide Price £815,000

DESCRIPTION

Welcome to Tri Veru, an exclusive development of 24 homes on the outskirts of Truro. A range of four and five-bedroom homes, Tri Veru is perfectly positioned to make the most of Truro's amenities and the stunning Cornish landscape.

The expansive lower level of the Killow residence is divided into a generously sized open-plan kitchen, dining area, and family room, featuring French doors that open to the garden, along with a separate garden store. The ground floor includes an integrated double garage, a living room with a balcony, a gallery/office space, a utility room, and two bedrooms. Moving up to the first floor, you'll find the primary bedroom with a dressing room, an en suite second bedroom, and a bathroom.

In the heart of Truro you'll find a fantastic mix of high street and independent shops, including those at popular Lemon Street Market, which also houses an art gallery and eateries. There are restaurants aplenty in the attractive city centre, and you'll also find a good selection of supermarkets and essential services for all your everyday needs. Tri Veru is well-placed for local schooling too, with several educational options nearby including Truro College, rated 'Outstanding' by Ofsted.

ROOM DIMENSIONS

Lower Ground Floor
Kitchen - 3.19 x 4.35 metre
Dining room - 2.74 x 3.64 metre
Family room - 3.6 x 4.34 metre
Garden store - 3.0 x 3.81 metre

Ground Floor (4-bedroom option)
Living room - 3.43 x 4.35 metre
Bedroom 3 - 3.03 x 3.22 metre
Bedroom 4 - 3.03 x 2.7 metre
Gallery/Office - 2.77 x 4.46 metre

First Floor
Bedroom 1 - 5.78 x 4.73 metre
Bedroom 2 - 3.43 x 4.28 metre


ADDITIONAL INFORMATION

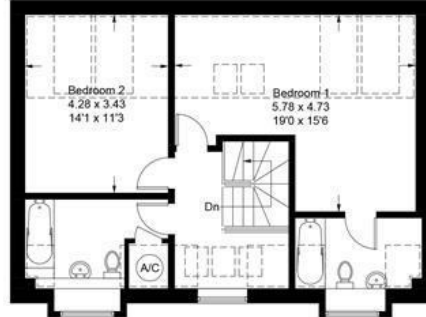
Tenure: Freehold
Council tax band: Not made available by local authority until post-occupation
EPC: TBC
Parking - Single Garage and off road parking

Call Stags on 01872 264488 for further information.

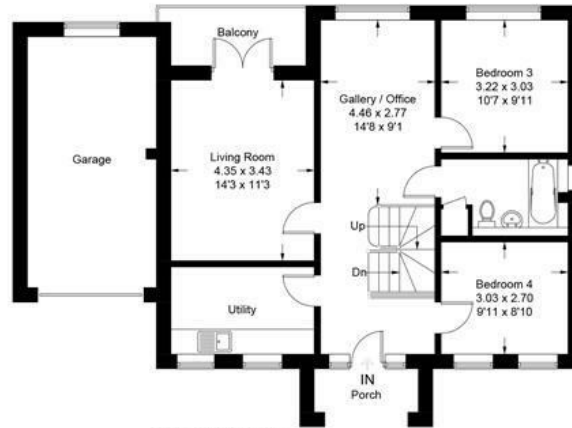


Approximate Gross Internal Area = 199.4 sq m / 2146 sq ft
(Excluding Garage)

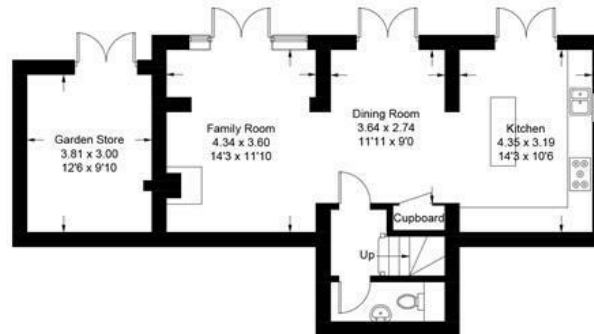
 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029948)

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



01872 264488

truro@stags.co.uk

stags.co.uk