



41 Nansavallon Road





# 41 Nansavallon Road

Truro, TR1 3JU

Truro 2 miles Falmouth 12 miles Perranporth Beach 9 miles

**#NO ONWARD CHAIN#** Beautifully presented and recently updated large five bedroom detached reverse level family home with double garage and countryside views close to the city centre and Treliske Hospital.

- No Onward Chain
- Detached Reverse Level Large Family Home
- Five Double Bedrooms with Three Bathrooms
- Recently Updated Throughout
- Double Garage with Off Road Parking
- 5 Minute Walk To Treliske Hospital
- Recently Landscaped South Facing Gardens
- Balcony with Countryside Views
- Large Boarded Loft Storage Area
- Freehold - Council Tax Band E

Guide Price £595,000

## SITUATION

The ancient port and market town of Truro situated in a valley at the head of the beautiful river bearing its name is dominated by the splendid three spired Cathedral standing at its heart. Forming the administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

This home is situated in a highly regarded residential area close to the centre of Truro with a wide variety of restaurants, bistros and pubs together with a cinema and the Hall for Cornwall with a changing programme of live music and theatre, and is a five minute walk from Treliske Hospital.

Public transport links are excellent with Truro having a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport close to the north coast.

## DESCRIPTION

A beautifully presented large detached house which has been tastefully updated throughout by the current owners and offers contemporary, spacious reverse level accommodation with an open plan living area. **MOTIVATED SELLER**





This delightful family home has oak doors and flooring, a welcoming hallway with cloaks cupboard and a galleried open staircase descending to the lower floor. A door leads into the integral double garage with staircase to a useful large loft storage area which has power and lighting. The open plan family room incorporates a comprehensive kitchen with white Shaker style units including a dresser with glazed display cabinets and wine rack, a central island, walk-in pantry and integral appliances include a fridge, freezer, dishwasher and gas range double cooker, glass splash back and extractor hood.

A window, French doors and bi-fold doors from the dining and sitting areas lead out on to the glazed balcony boasting magnificent views across the countryside. The sitting area features a circular wood burning stove.

The master bedroom has windows to the front, built in mirror wardrobes and an en-suite shower room. A cloakroom completes the accommodation on this level.

On the ground floor there are four double bedrooms, a family bathroom, a shower room and door to the side giving access to the rear garden.

#### **OUTSIDE**

The property is approached over a driveway leading to the double garage. There is a gravelled hard standing area to the front allowing parking for five vehicles. A gate at the side of the house leads to the south facing rear garden via steps. The rear garden has been completely overhauled by the current owners and brought back to a fantastic family space with a level lawn, composite decked seating area, covered storage to the side of the property, outdoor power supply and spiral staircase linking the balcony to garden.

#### **VIEWINGS**

Strictly by prior appointment with Stags Truro office on 01872 264488

#### **SERVICES**

Mains electric, water, drainage and gas. Gas fired central heating with Nest smart thermostat.

Fibre broadband speed up to 1000 Mbps.

#### **DIRECTIONS**

From our Truro office head up Lemon Street onto Falmouth Road. Turn right at the mini roundabout. Continue along this road crossing the next roundabout. Proceed through the traffic lights and at the next mini roundabout by the Dash shop turn left. Take the first turning right and proceed to the end where the road bends around to the left. The property will be evident on the right hand side after about 50 yards.

#### **AGENTS NOTE**

In accordance with Section 21 of the Estate Agent Act 1979, we declare that the vendor is a connected person to Stags.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	82
EU Directive 2002/91/EC			

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Approximate Area = 2150 sq ft / 199.7 sq m  
 Limited Use Area(s) = 129 sq ft / 12 sq m  
 Garage = 212 sq ft / 19.7 sq m  
 Total = 2491 sq ft / 231.4 sq m  
 For identification only - Not to scale

Denotes restricted head height

Second Floor

Lower Ground Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1189656