



3 Knoll Park



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Truro, Cornwall, TR1 1FF

Truro Train Station 1 mile Perranporth 11 miles Falmouth 11 miles Newquay 15 miles

Substantial detached home lending itself to multigenerational living occupying over 3500 sq ft on a generous plot and within easy reach of Truro City centre.

- Extended Executive Detached House
- Seven Bedrooms
- Highly Versatile Living Accommodation
- Salubrious Residential Development
- Ample Parking & Large Oversized Garage
- In Excess of 3500 Sq Ft
- Multigenerational Scope
- Large Wraparound Conservatory
- Freehold
- Council Tax Band G

Guide Price £970,000

SITUATION

The property is located in the highly Prestigious location of Knoll Park, an exclusive cul-de-sac which provides the perfect blend of modern homes in a peaceful leafy setting with tranquillity yet a highly convenient position within walking distance of Truro City centre. Truro city offers a wide range of amenities which include shops, bars, restaurants and the Hall for Cornwall. There are also a number of schools nearby including Penair secondary and Truro school and also a mainline railway station with connections from Penzance to London Paddington.

Truro is rich in history and architectural heritage and has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers. The centrally located train station provides links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.



DESCRIPTION

Stags are thrilled to present to the market this substantial, executive style family home of considerable scale. It has been beautifully modernised and well maintained by the current owners to include a refitted kitchen and replacement gas boiler. An outstanding family house which has been extended in previous years now offering in excess of 3500 sq ft of usable accommodation and owing to this, lends itself with clear scope for multigenerational occupation with its versatile configuration and generous proportions.

On entering the house there is immediately a sense of space with a large reception hall that leads off into the office and spacious open plan kitchen/ breakfast room which offers plenty of space for a kitchen table plus there is a separate dining room. The kitchen has been refitted by the vendors, finished with stylish modern cream fronted cabinets with solid wooden worktops and integrated appliances. From the dining room there are double doors through to the large 'wrap around' conservatory enjoying views over the gardens with doors leading directly out. In addition there is a 24'7 utility room with second staircase rising to the upstairs and integral door into the large garage. The principle sitting room is located to the front and is off the entrance hall and dining room and enjoys a wonderful bright dual aspect setting. The staircase leads up to the generous first floor landing and to seven bedrooms all told with three bathrooms and a walk-in dressing room.

Overall the property offers an exciting opportunity for Truro buyers with internal viewing highly recommended.

OUTSIDE

The property sits nicely within a sizable garden plot and is surrounded by interesting and well established planted gardens. To the front there is a large brick-paved drive which provides ample off private parking with a path to the side leads to the large oversized garage. The rear enjoys a private, expansive lawn with long established trees, a paved patio to the immediate rear which accommodates a hot tub, fishpond with water feature, a greenhouse and a garden tool-shed. Worthy of note is the very pleasant summerhouse which sits at the far end of the garden and makes for a delightful space to sit and enjoy the evening sunsets.

SERVICES

Mains water, electricity, gas and drainage connected. Upvc double-glazed. Broadband: Basic up to 13 Mbps, Superfast available up to 79 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom). Currently connected to H3G (Direct Signal 300+ Mbps).

VIEWINGS

Strictly by prior appointment via Stags Truro.

DIRECTIONS

From our offices at 61 Lemon Street, proceed along Fairmantle Street turning left at the large roundabout into Morlax Avenue and continue, at the Trafalgar roundabout take the turning up St. Clements Hill where Knoll Park can be found towards the top on the right hand side just before Truro RFC.



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	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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