



20, Lodge Drive

  
**STAGS**



# 20, Lodge Drive

, Truro, Cornwall TR1 1TX

Perranporth 11 miles. Falmouth 11 miles. Newquay 15 miles.

Appearances are definitely deceptive with this superb, extended detached property.

- Extended Detached Property
- Mobility Friendly
- Three (Formerly Four) Bedrooms
- Contemporary & Immaculate Presentation
- Stunning Rear Garden
- Designed For Adapted Living
- Passenger Lift
- Garage & Parking x Two
- Council Tax Band D
- Freehold

Guide Price £525,000

## DESCRIPTION

Stags Truro are thrilled to present to the market this bespoke and quite specialist property where appearances definitely are deceptive. Throughout the home no expense has been spared to create a user friendly living space for those with mobility, sight or specialist needs. From initially entering the property a sense of great care and thoughtful planning is evident, not to mention very little consideration to cost.

The property has been extended at the rear to create a delightful garden room, with large windows and a high level ceiling providing a light and airy space to relax and view the garden. Much of the ground floor is Amtico hard flooring for ease of cleaning and the windows have been replaced with contemporary UPVC double glazing with integrated Venetian blinds and there is a contemporary styled composite front door.

The kitchen has been refitted to a super specification to include a full sized integrated Neff oven with a Neff combination grill/oven/microwave above, 6 ring flexible induction hob set into a Dekton worksurface and the stainless steel sink has a Quooker hot tap. There are ceiling spots and under-cupboard LED downlights. From the kitchen there is a concealed passenger lift with smoked glass frontage to blend into the stylish kitchen.

On the first floor the original configuration has been redesigned to offer convenience and a practical purpose. From the lift you arrive in the landing where the three bedrooms are located and also an upstairs laundry/ utility room plus a larger than average family bathroom. Additionally there is a hatch providing access to the fully insulated loft space.

This property offers a unique opportunity with internal viewing considered essential for the discerning and conscientious buyer seeking a user friendly home.





## OUTSIDE

To the front there is a private drive providing off street parking for two cars. The integral garage has an electric door, electric points, a cold water tap and also a hot water cylinder for the newly installed mains pressure water system which now provides an extremely powerful shower. The front garden is designed with low maintenance in mind and has a sloping path to the front door. The property is detached with pathways either side.

The rear garden again offers low maintenance with pathways meandering through planted beds which are stocked with a selection of evergreen shrubs for winter interest, but which burst into colour with a mass of flowering and scented plants during the summer. There is also a timber tool/ potting shed with glazed front and a covered pergola to the side.

Outside the two sets of rear patio doors is a sunny hotspot in the form of a raised, timber decked seating area which can be enjoyed all year round owing to the glazed roof covering and electric points.

## LOCATION

The property is located in the highly popular Uplands district towards the end of Lodge Drive, a neatly kept residential 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.

## VIEWINGS

Strictly by appointment through Stags Truro Office.

## SERVICES

Mains electricity, water, drainage and gas are connected. Broadband: Basic up to 10 Mbps and Superfast up to 35 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom). Council Tax Band - D (£2,460 pa). Flood Risk - Very Low. Listed Building - No. Conservation Area - No.

## DIRECTIONS

From Morlaix Avenue in the centre of Truro, take the A390 into Tregolls Road towards Bodmin and St Austell. Drive up the dual carriageway, through the traffic lights just after the Pelican crossing, and turn left into Upland Crescent. Proceed until you reach Lodge Drive on your right hand side and continue along where number 20 can be easily identified by the door number on the right hand side towards the end of the cul-de-sac.





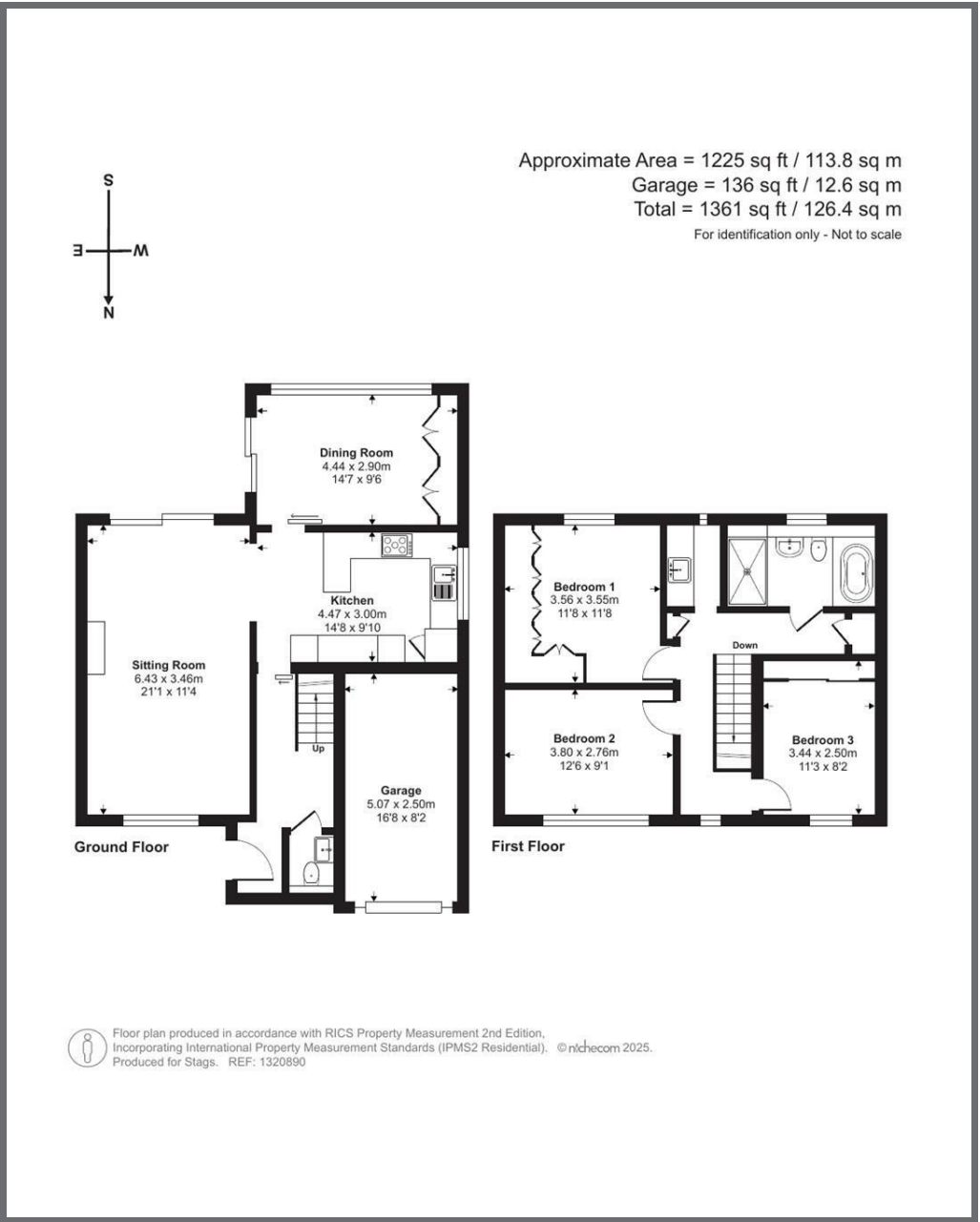
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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		
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	69	83
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk  
01872 264488



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London