



75 Treyew Road, Truro

£599,950



CLIVEPEARCE

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A cleverly designed four bedroom detached family house of over 2000 sq.ft. configured to take advantage of the exceptional views of Truro Cathedral and the wider city. A stylish modern interior, large sunny garden and ample driveway parking along with a super convenient location combine to make this a fantastic family house.



# Property Description

## Why You'll Like It

This stylish modern four bedroom detached family house is conveniently located close to Truro mainline railway station and a choice of supermarkets. There are fantastic views of Truro Cathedral and the wider city and the property has been cleverly designed to take maximum advantage of these far reaching vistas. The house is set back from the street with plenty of driveway parking and a useful concrete hard standing to the front. The impressive entrance opens to a beautifully designed hallway with vaulted ceilings and split level landings. There is a practical utility room combined with cloakroom WC and also a separate study. The former integral garage has been converted into a multi-purpose room which works well as a work from home space or playroom. From the hallway a number of steps descend to the open plan living space which is split level. There is a gorgeous minimalist kitchen with solid quartz work surfaces, a multifunction double electric oven located in a tower unit, a gas hob, extractor fan and dishwasher all built-in. A breakfast bar separates the kitchen from the spacious dining area where there are engineered oak floors. From the dining space there are a couple of steps down to the living space where there are two sets of bi-folding doors opening to the patio and garden. A cosy wood burning stove is located in the centre of this large open plan space against the central chimney making a focal point for the sitting area. Heading upstairs, from the hallway there is half landing where the two main bedrooms and family bathroom are located. Bedroom One is a large double with beautifully fitted en-suite shower room and bi-folding doors opening to a glazed Juliet balcony with exceptional views of Truro cathedral. Bedroom Two is also a large double and also has bi-folding doors, a glazed Juliet balcony and a super view. The family bathroom is equipped with a dual end, deep fill bath, a separate shower enclosure and pedestal basin. A further stairway takes you to a landing which bridges the hallway and connects two further generous bedrooms. The interior is light, spacious and modern with vaulted ceilings, down lights and glass balustrades. Outside at the rear the garden is longer than expected and has a patio close to the house, and then is mainly lawn with a flower bed to one side. Towards the end of the garden, there is plenty of space which would be ideal for growing vegetables and there is also a garden storage shed.

## Where It Is

The property is found just past the top of Daniell Road, and before the main part of Treyew Road (which forms part of the A390) making it an exceptionally convenient location with easy access to the city and well placed for road links to the A30, Falmouth and St Austell. Cornwall Council headquarters at County Hall and The Royal Cornwall Hospital are both within easy reach from here. This location is handily placed between Truro School and Truro Prep and is walkable to Truro High School for Girls. There's a fantastic bus route from the main road and

the city is within walking distance too where The Hall For Cornwall stages spectacular shows and concerts and there's a twice weekly farmers' market. There are two supermarkets close by with Lidl and Sainsbury's just down the road. The county arms offers a warm welcome and good food and runners, walkers and cyclists will enjoy the nearby trails including the pathway connecting Hightertown with Newham along the disused branch line. With fantastic panoramic views across the city this location has a lot to offer.

## Services And Tenure

The property is freehold and has mains water, mains drainage, mains electricity and mains gas. EPC C Council tax band F

## Important Information

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**Ground Floor**



**First Floor**

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