

5 Bedrooms

House - Detached

Offers In Excess Of

£1,250,000

Located in Truro



www.clivepearceproperty.com



## Tredrea Gardens

Truro | Cornwall | TR3 7QG



For sale for the first time in over 22 years, an exceptional home of over 3100 sq.ft. Five bedrooms, flexible living space, superb private grounds. Highly desirable location.

## Tredrea Gardens

£1,250,000 Freehold











- Five bedrooms (main en-suite)
- Stylish fitted kitchen
- Grounds total 0.82 acre
- Two separate garages
- Double glazing

- Four reception rooms
- Sun terraces and landscaped gardens
- Gated driveway with ample parking
- Mains gas central heating

 GROUND FLOOR
 1ST FLOOR

 2191 sq.ft. (203.5 sq.m.) approx.
 1007 sq.ft. (93.6 sq.m.) approx.



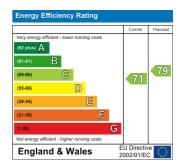


TOTAL FLOOR AREA: 3198 sq.ft. (297.1 sq.m.) approx

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be guite.

## **Council Tax Band** G **Local Authority**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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