



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£799,950

Located in

Truro





Krugers Drop Grenna Lane

Truro | Cornwall | TR3 7LN



An impressive detached and extended home on the edge of this sought after village offering four bedrooms (two en-suite), superb living space, detached garage with studio, gardens and ample parking.

Krugers Drop Grenna Lane

£799,950 Freehold



- Four bedrooms - two en-suite
- Superb living room with feature stone fireplace
- Spacious kitchen/breakfast room
- Gardens extending to approx 1/3 acre
- Sitting room
- Dining room with vaulted ceiling and French doors to sun terrace
- Utility room
- Detached garage with office/studio/garden room over

GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 2356 sq.ft. (218.9 sq.m.) approx.

Whilst 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band F

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.

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		EU Directive 2002/91/EC

31 Lemon Street
Truro
Cornwall
TR3 7QB



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Miranda@clivepearceproperty.com

01872 272622