



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Link Detached

Asking Price

**£399,000**

Located in

**Truro**





# 4 Coldrose Court

Truro | Cornwall | TR1 2LE



A spacious and flexible 4 bedroom link detached family house occupying a large corner plot in a favoured cul-de-sac in the Redannick area of Truro and walkable to good schools, Truro train station, The Thomas Daniell pub and the city centre. Beautifully landscaped and planted garden, CONSERVATORY WITH INSULATED ROOF, parking and a very useful additional ground floor en-suite room which would be ideal as a bedroom, family space or for working from home. NO ONWARD CHAIN.

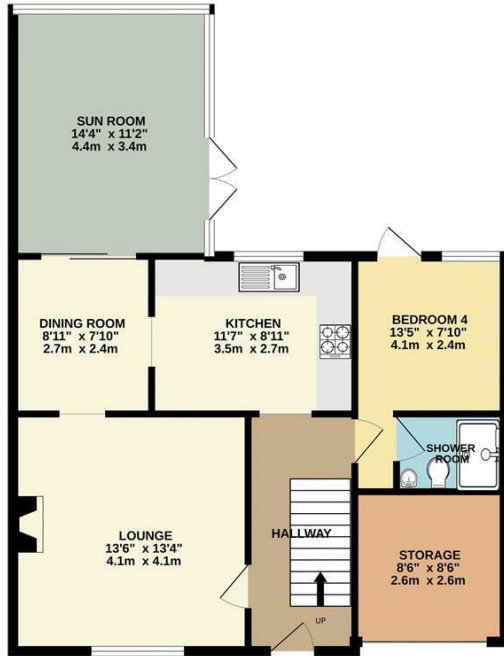
# 4 Coldrose Court

£399,000 Freehold

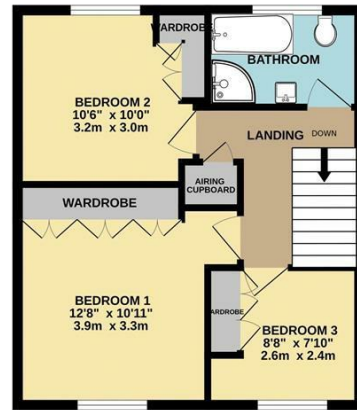


- Three first floor bedrooms
- Large corner plot
- Conservatory with insulated room
- Ample driveway parking & garage / store
- NO ONWARD CHAIN
- Flexible ground floor en-suite bedroom
- Securely enclosed landscaped garden
- Space and potential to extend (subject to consent)
- Mains gas central heating & UPVC double glazing
- Excellent city location

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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 C

## 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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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