



CLIVEPEARCE
Now you're moving

4 Bedrooms

House

Asking Price

£529,950

Located in

Truro



www.clivepearceproperty.com



Cherry Tree Close

Truro | Cornwall | TR4 9FT



Not far from the cathedral city of Truro in the village of St Erme, near Truro, this modern house offers a perfect blend of comfort and style. Built in 2019, the property boasts a contemporary design and is ideal for families or those seeking a spacious home.

Inside, you will find three well-appointed reception rooms, providing ample space for relaxation and entertainment. The four bedrooms are generously sized, ensuring that everyone has their own private retreat. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is the gorgeous landscaped garden. It has been thoughtfully designed with terracing and millboard decking, creating an inviting outdoor space perfect for gatherings or quiet evenings. Additionally, the inclusion of a hot tub adds a touch of luxury, allowing you to unwind and enjoy the tranquil surroundings.

This delightful home in St Erme is not just a property; it is a lifestyle choice, offering modern living in a picturesque setting. With its proximity to Truro, you will enjoy the benefits of local amenities while residing in a peaceful village atmosphere. This is a wonderful opportunity to acquire a beautiful home that truly has it all.

Cherry Tree Close

£529,950 Freehold



- 4 spacious bedrooms
- 3 reception rooms
- Located in St Erme
- House with modern design
- Easy transport links
- 2 modern bathrooms
- Built in 2019
- Near Truro amenities
- Close to schools
- Viewing recommended



Council Tax Band E

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		87
(69-80) C	77	
(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	

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