



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£895,000

Located in

Truro



www.clivepearceproperty.com



Stickenbridge

Truro | Cornwall | TR3 7QW



An impressive individual detached four bedroom contemporary home set in grounds of approximately 1.2 acres with exceptional views over the beautiful wooded Goonvrea Valley. Quality interior fitments including a showpiece kitchen with Neff appliances and luxurious bathrooms featuring Villeroy & Boch sanitaryware. Energy efficient design with air source underfloor heating, mechanical ventilation and heat recovery (MVHR) and solar thermal water heating. Sweeping gated driveway with plenty of parking, garage and car port. Landscaped gardens with beautiful trees and plants including camelias and azalea. Convenient location for Truro, Falmouth, Penryn, Falmouth University, Mylor Yacht Harbour and Perranwell Station Village.

Stickenbridge

£895,000 Freehold



- Individual detached four bedroom house
- Energy efficient contemporary living
- Gated driveway, ample parking, garage and car port
- Air source heat pump and underfloor heating plus MVHR
- Convenient location between Truro and Falmouth
- Superb wooded valley views
- Beautiful landscaped grounds of approximately 1.2 acres
- Constructed in 2018
- A choice of sunny patios and sun decks
- Close to Falmouth University and Mylor Yacht Harbour



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		95
(81-91) B	88	
(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
TR1 2LS



CLIVEPEARCE
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com