



1 GRANMERE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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77 DANIELL ROAD TRURO, TR1 2DB

FAMILY HOME WITH STUNNING VIEWS

Situated on sought-after Daniell Road, this spacious 4-bedroom detached home offers stunning views of Truro City and the Cathedral.

It features a large living room, modern kitchen, conservatory, and dining room.

The master bedroom has an en-suite, with three additional bedrooms and a shower room.

The property includes driveway parking, a garage, and a beautifully maintained garden.

EPC - D

£625,000

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PHILIP MARTIN

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GENERAL COMMENTS

Situated in the highly sought after Daniell Road, this spacious 4-bedroom detached family home offers stunning views of the garden, Truro City, and the Cathedral. The property boasts generously sized rooms throughout, providing versatile living spaces. A hallway leads to an inner hall that accesses the main living areas, including a living room with dual aspect windows, a modern kitchen opening into the conservatory, and a well-proportioned dining room. The ground floor also includes a utility room and a shower room.

Upstairs, there is a master bedroom with an en-suite bathroom. There are three additional bedrooms and a shower room. Two bedrooms at the rear of the house enjoy spectacular views over to the rear.

Outside, the property offers ample driveway parking leading to a garage. The large rear garden is beautifully maintained and perfect for children and pets. The conservatory opens onto a patio and a sheltered decked area, perfect for overlooking the garden. The home benefits from gas central heating and double glazing.

This is a fabulous home and much larger than first apparent with its spacious accommodation and prime location within Truro City.



LOCATION

This property is situated in a highly desirable area of Truro City. Daniell Road offers an ideal location, with a range of amenities nearby, including the railway station, a doctor's surgery with a pharmacy, Sainsbury's, and a petrol station.

Local schools such as Truro High School for Girls and Bosvigo Primary are within walking distance, while the popular Thomas Daniell pub is just a short walk down the road.



TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Entrance door with double glazed window to side. Door to garage. With generously sized cloaks cupboard.

INNER HALLWAY

Stairs rising to first floor. Under stairs cupboard. Obscure double glazed window to side elevation. Radiator. Door to shower room/wc and door to utility room.

LOUNGE

21'4" x 12'0" (6.52 x 3.66)
A lovely dual aspect room with feature fireplace.

WET ROOM

7'3" x 4'3" (2.21 x 1.31)
W.C. wash hand basin and shower.

UTILITY

8'9" x 4'3" (2.67 x 1.32)
Wall mounted gas boiler, space and plumbing for washing machine and tumble dryer.

KITCHEN

15'1" x 9'6" (4.61 x 2.92)
Fitted with an excellent range of base and eye level units, worktop with sink and drainer inset. Gas hob and cooker. Space for dish washer and fridge freezer.

DINING ROOM

20'0" x 10'6" (6.10 x 3.22)
A spacious dining room with doors opening to the conservatory.

CONSERVATORY

18'6" x 11'1" (5.66 x 3.38)

FIRST FLOOR

MASTER BEDROOM

15'7" x 9'6" (4.75 x 2.92)
With built in wardrobes and eave storage.

EN-SUITE

6'3" x 5'4" (1.93 x 1.63)
Roll top bath, w.c. and wash hand basin.

BEDROOM 2

14'7" x 11'4" (4.46 x 3.47)
Window to rear and stunning views.

BEDROOM 3

15'0" x 8'8" (4.59 x 2.66)

Window to rear and views over Truro.

BEDROOM 4

9'8" x 9'1" (2.95 x 2.78)

Window to side.

FAMILY SHOWER ROOM

6'5" x 5'7" (1.98 x 1.72)

Corner shower, wash hand basin and w.c.

OUTSIDE

Enclosed behind Cornish stone walls and a 5 bar wooden gate is a large driveway with stone chippings to one side, all geared to low maintenance.

GARAGE

21'10" x 10'1" (6.68 x 3.08)

With electric garage door, power and light and obscure double glazed door opening into the office.

OFFICE/GARDEN ROOM

11'7" x 9'5" (3.54 x 2.89)

With door opening to garden.

REAR GARDEN

At the front of the property, wooden gates open onto a driveway that provides ample parking for several vehicles and leads to the garage.

The rear garden features a lawn that extends to a paved patio area, followed by wooden fencing and a gate leading to another lawn enclosed by hedging.



There is a charming summer house and a slate roof shed. From the sheltered deck outside the conservatory, you can enjoy views of the garden, Truro City, and the Cathedral.

SERVICES

Mains gas, water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip

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DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

Band E.

DIRECTIONS

Proceed up Lemon Street turning right adjacent to the Thomas Daniell into Daniell Street and follow the road around into Daniell Road. Continue towards the top of Daniell Road where the property is situated on the right hand side.

EPC

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Approx Gross Internal Area
210 sq m / 2259 sq ft



Ground Floor
Approx 135 sq m / 1453 sq ft

First Floor
Approx 75 sq m / 807 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-101 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		77	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-101 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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