

# 7 Copes Gardens Truro, TR1 3SN





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Welcome to this absolutely stunning, beautifully refurbished four-bedroom bungalow nestled in a tranquil residential area just moments from the city centre. This spacious detached home offers a serene retreat with versatile living spaces and modern luxury.

Step inside to discover a fabulous light-filled open plan living area, seamlessly blending a stylish, contemporary kitchen with feature LED lighting, Neff appliances, and stunning locally sourced stone worktops. The kitchen flows effortlessly into the expansive living and dining spaces, featuring a double atrium with more unique LED accents and two sets of double doors opening onto the garden. Imagine dining while gazing out at the birds in your garden or hosting lively barbecues on sunny days with the doors wide open.

The master bedroom is a true sanctuary, offering ample space, natural light, and a wonderful en-suite bathroom with a large shower. The additional bedrooms are equally generous, with bedroom four ideal for use as a home office or hobbies room if not needed as a bedroom. Completing the accommodation is a practical utility room and cloakroom, ensuring convenience at every turn.

Outside, the property boasts a lovely secluded plot with ample parking for multiple vehicles. The mature, well-stocked garden is a peaceful oasis, featuring a patio, a small lawned area, and deep borders planted with trees and shrubs—offering beauty and privacy without high maintenance requirements.

This versatile property is perfect for families seeking a tranquil yet conveniently located home, or for those looking for an active retirement setting. With its modern design, flexible layout, and serene surroundings, this home is a true gem in a sought-after location. Don't miss the opportunity to make it yours!



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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**Asking Price - £575,000**

**Location**

The property is situated within a wonderfully tranquil residential area yet is still extremely convenient location for the City Centre being within easy walking distance. Truro itself is a beautiful city with an excellent range of shops, restaurants, bars and cafes as well as the Hall for Cornwall theatre. The Cathedral is right in the heart and is a truly stunning. The cobbled streets line the city, some of which have now been pedestrianised. As well as car parks, there is also a park and ride making it even easier to get in. On the outskirts of the city, there are many departments stores, popular supermarkets including Waitrose and the riverside village of Malpas is also not far away - home to the Heron Inn. The Royal Cornwall Hospital is a short drive away and has an A & E department.

**Accommodation**

Step inside and find yourself in a beautifully decorated and welcoming hallway with feature LED lighting offering access to various rooms. The open plan living space is the heart of the home being both a wonderfully social space in which to entertain but also perfectly suited to meet the demands of modern family life. The kitchen is both stylish and classic with a matte handle less design with plenty of storage including clever pull out storage and integrated appliances included a Neff oven and grill and induction hob. The kitchen is topped with beautiful locally sourced stone worktops from Duke Stone. The kitchen flows seamlessly into the living and dining spaces with the dining area being flooded with natural light

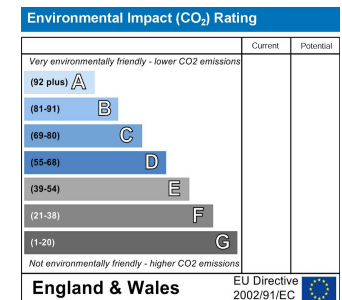
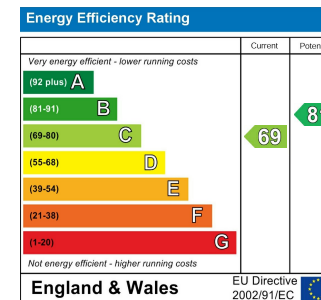
from two atriums and two sets of sliding double doors to the garden. The atriums feature colour change led lights, with the kitchen featuring led under counter lights giving a wonderful effect when evening comes. The entire living area is warmed by underfloor heating.

The master bedroom is a spacious and calm sanctuary in which to unwind at the end of a busy day with an en-suite finished in a sophisticated grey colour palette, warmed by underfloor heating and featuring a large walk in shower. All bedrooms are of good size with bedroom four being perfectly suited as a home office for those needing to work from home or ideal as a playroom or hobbies room if not needed as a bedroom. The family bathroom is luxuriously appointed featuring a large bath as well as a separate shower and enjoys underfloor heating. Convenience has not been overlooked with the accommodation being completed by a useful utility room and cloakroom as well as an integral storage area.

**Outside**

Pull up on the driveway with an additional adjacent parking area offering parking for multiple vehicles. The driveway features stylish lighting and leads to the former garage with a remote door which has been sectioned and now offers a useful integral storage area. The gardens mainly lie to the rear of the property and have been meticulously landscaped to offer an attractive yet relatively low maintenance area designed for maximum enjoyment. There is an attractive patio accessed directly from the living space with external power sockets perfect for summer barbecues or simply relaxing in the sunshine. Beyond this an area of lawn and beyond again a deep border stocked with mature trees and shrubs to include a yellow magnolia, eucalyptus, cherry blossom, evergreen oaks and rosemary. There is also a further low





maintenance area of garden finished with attractive slate chips and a useful storage shed. The entire garden is secure for children and pets with gated pedestrian access to the front.

**Services**

Mains Electricity, Water and Drainage. Mains gas central heating. Underfloor heating to the living area, bathroom and en-suite.

**Council Tax Band D**

**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

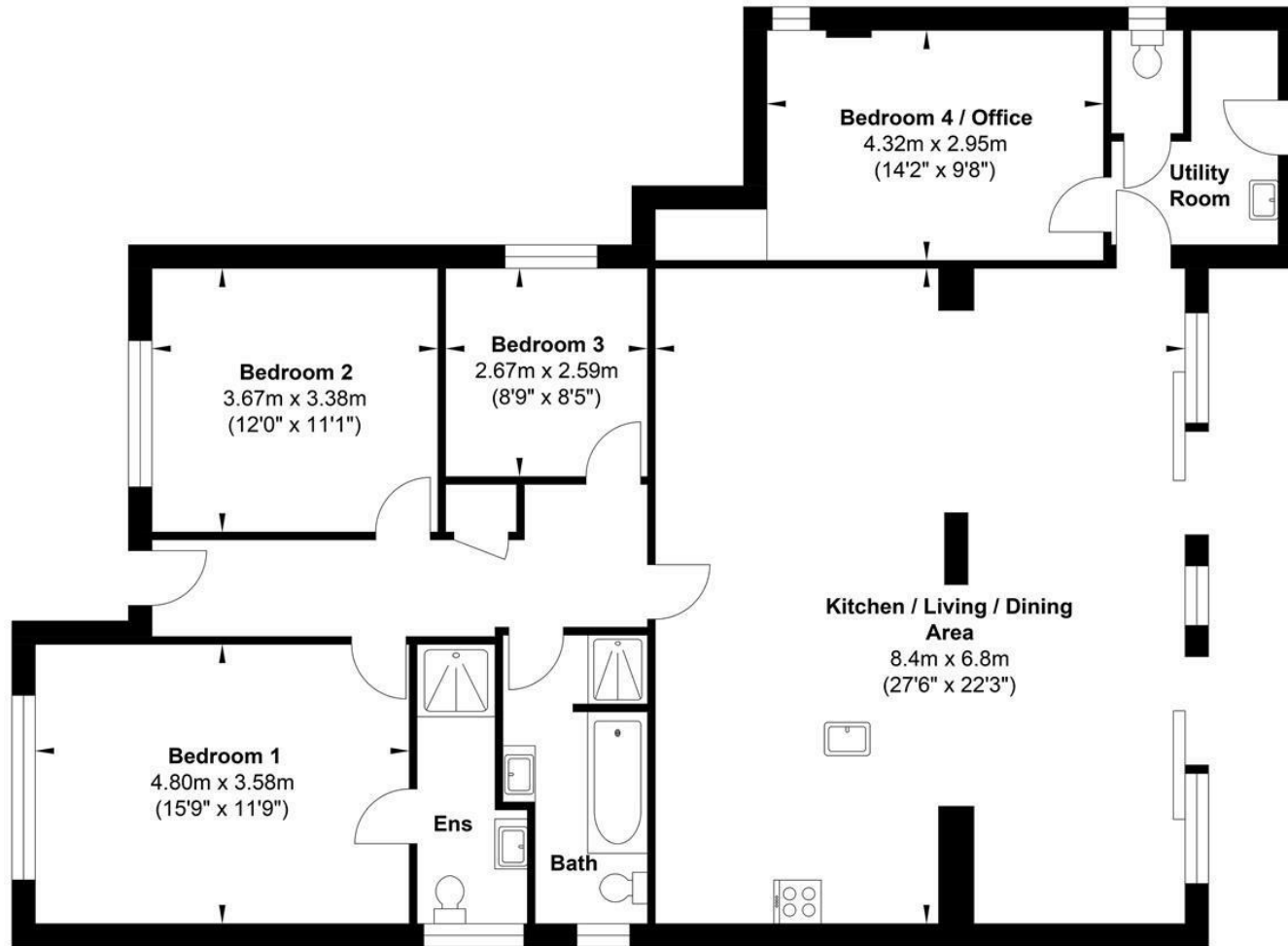
**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





**Gross Internal Floor Area : 133.24 m2 ... 1431.14 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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