



**74 Tregolls Road, Truro, TR1 1LD**

**£550,000**

An exceptionally spacious and beautifully modernised detached period residence, set within a generous plot along one of Truro's most sought-after non-estate addresses on the eastern side of the city. Dating from 1936 and thoughtfully upgraded in 2022, this handsome home offers a rare combination of character, versatility and contemporary comfort - all within walking distance of the city centre, Waitrose, well regarded schools and excellent transport links.

## Key Features

- Detached period house
- 4 bedrooms
- Gas central heating and double glazing
- Walking distance of the city centre
- Non-estate location
- Beautifully modernised throughout
- No onward chain
- EPC rating D



## LOCATION

Tregolls Road remains one of Truro's most favoured residential addresses on the eastern side of the city. Within walking distance are Waitrose, the Park & Ride, well regarded primary and secondary schools, and the city centre itself with its extensive range of retail, leisure and commercial amenities. Truro railway station provides a mainline service to London Paddington, whilst the A30 is easily accessible for wider Cornish travel. Both north and south coast beaches are within comfortable driving distance.

## THE ACCOMMODATION COMPRISES

### STORM PORCH

A distinctive arched storm porch providing sheltered access and opens into the:-

### ENTRANCE HALL

A broad and welcoming reception area with staircase rising to the first floor and doors leading to principal ground floor rooms. A generous central hall befitting the proportions of the house.

### LIVING ROOM

A well-proportioned principal reception room positioned to the front elevation, enjoying excellent natural light and a pleasant outlook over the driveway and front gardens. An ideal formal sitting room, separate from the open-plan family space.

### FAMILY ROOM

Flowing centrally from the hallway and open to the dining room, this sociable reception space forms part of the impressive open-plan living arrangement. A versatile area suited to relaxed seating or family gatherings.

### DINING ROOM

Open to the family room and positioned adjacent to the kitchen, creating a natural entertaining space. French doors provide direct access to the rear terrace and gardens, ensuring excellent inside-outside connectivity during the warmer months.

### KITCHEN

A beautifully modernised and well-appointed kitchen forming the 'heart' of the home. Fitted with a comprehensive range of contemporary units with integrated appliances including range cooker and dishwasher. A feature curved bay window enhances natural light and outlook, while the adjoining dining and family areas create a seamless open-plan arrangement ideal for modern living.

### PANTRY

A practical walk-in pantry providing additional storage and preparation space - an increasingly rare and highly desirable feature.

### UTILITY

A separate utility area offering space and plumbing for laundry appliances, keeping the main kitchen uncluttered and functional.

### STUDY

A dedicated home office positioned toward the rear of the property - ideal for remote working or, alternatively, adaptable as a hobby room or snug.

## CLOAKROOM

Conveniently positioned and serving the ground floor accommodation.

## FIRST FLOOR

### LANDING

A spacious landing with access to the bedrooms and family bathroom. Storage cupboard.

### BEDROOM ONE

A generous double bedroom enjoying a front aspect and excellent natural light. A comfortable principal bedroom with ample space for freestanding furniture.

### BEDROOM TWO

A well-balanced double bedroom positioned to the rear elevation.

### BEDROOM THREE

A further double bedroom, ideal for children, guests or continued home working.

### BEDROOM FOUR

A versatile fourth bedroom currently suited as a single room, nursery or study.

## FAMILY BATHROOM

Contemporary in style and well-appointed, fitted with both bath and separate shower enclosure, wash basin and WC.

## THE EXTERIOR

The property occupies a generous and established plot set back from Tregolls Road.

## FRONT

A sizeable driveway provides ample off-road parking for multiple vehicles. Mature planting and established borders offer privacy from the roadside. A lawned area with shrubs and stone boundaries adds to the attractive frontage.

## REAR

The rear garden enjoys a high degree of privacy and is arranged with lawn, mature beds and borders. Immediately adjoining the dining area is a raised terrace - perfectly positioned for outdoor entertaining and al fresco dining, creating an excellent continuation of the internal living space. A private sunken garden area and garden store further enhance practicality and enjoyment of the grounds.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property.

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

Freehold.

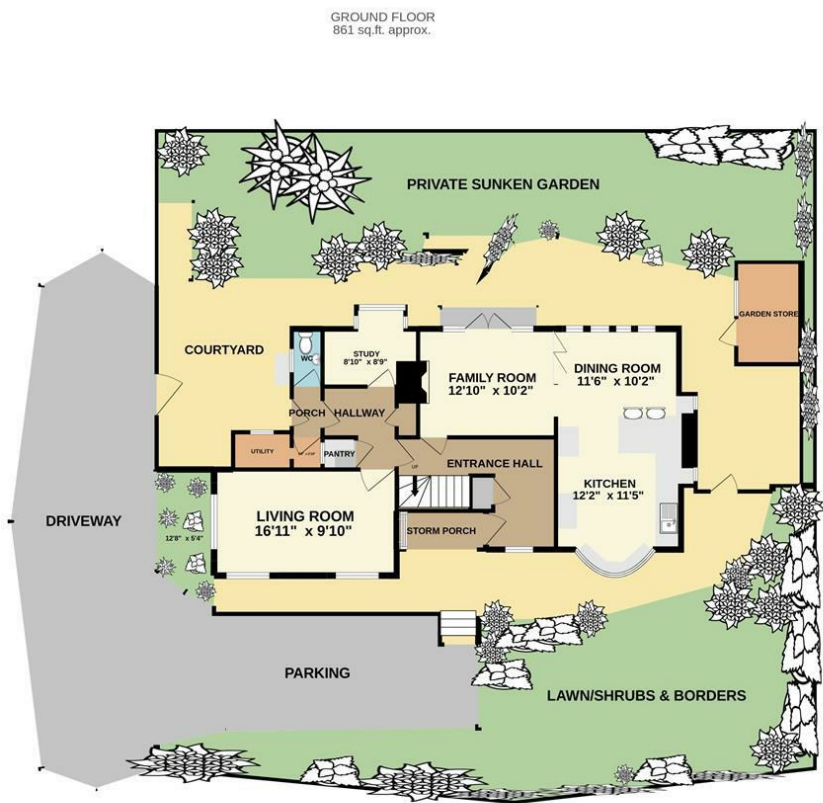
### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





# Floor Plan



74 TREGOLLS RD., TRURO

TOTAL FLOOR AREA : 1582 sq.ft. 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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