



52 Fordh Talgarrek, Truro, TR1 2FJ
£465,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern detached house
- Popular development, half mile from city
- Immaculately presented throughout
- Four bedrooms, master en-suite, bathroom
- Kitchen/diner, utility, WC, lounge, second reception room
- Large level South/West facing garden
- Double garage plus driveway parking for two vehicles
- Video tour available



A superb detached four bedroom, two reception room family home located on this popular development half a mile from the city centre. Immaculately presented accommodation with large level rear garden, double garage and driveway parking.



The Property

A truly stunning modern detached house offering a perfect family home for any lucky buyer. Located on this popular development only a mile and a half from the city centre with beautiful countryside walks on the doorstep.

The accommodation in total measures an impressive near 1,600 sq ft and is immaculately presented all the way through. On the ground floor a welcoming entrance hallway provides ample coat and shoe storage to then provide access to all downstairs areas of the home. The first reception room is an inviting lounge filled with natural light and panelled walls with the house benefiting from a second reception room providing a great formal dining room, playroom or office space. To the rear an open plan kitchen and dining space provides the perfect hub of the home with double opening glazed doors to the rear garden. The sleek fully fitted kitchen has a range of base and eye level units with integrated appliances and enjoys a breakfast bar as well as a separate utility room with WC off. On the first floor a particularly spacious landing provides access to all first floor areas and has very useful integrated storage as well. The master bedroom is a generous double with the benefit of a modern shower room ensuite, there are two further double bedrooms, a single and a large family bathroom.

Outside there is a fantastic rear garden which is 'on the level' whilst facing South & West to enjoy day round and evening sunshine. There is a small patio area with the rest of the garden laid to lawn with so much scope for landscaping to personal taste to create several areas for seating, dining and play. To the side of the house is a double garage with pitched roof storage above whilst in front is a driveway parking for two cars.

If you are looking for a low maintenance spacious family home in a great location with fantastic garden then look no further!





The Location

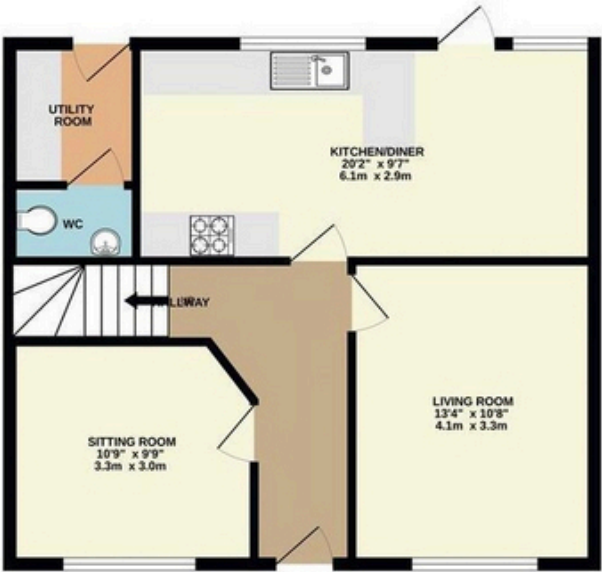
Copperfields is a modern estate built within the last 10 years that has proven to be a very popular place to live. This is a great blend of peaceful residential living on the edge of gorgeous countryside whilst only being a half a mile (15 minute walk) from the city centre. Located on the Southern side of the city and being particularly convenient for supermarkets such as Sainsbury's, Lidl and Aldi. Schooling is readily available with all of Truro's well renowned primary options within catchment as well as the option of two secondary schools as well as Penwith college campus. Heading out of town you'll be on to the A30 in around 15 minutes, driving in to town will take less than 5 minutes and this position is particularly convenient for travelling along the Truro to Falmouth 'corridor' being in the popular harbour town in around 20/25 minutes. There are excellent transport links here with bus stops on Green Lane heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature with countryside walks on the doorstep and green spaces such as the Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

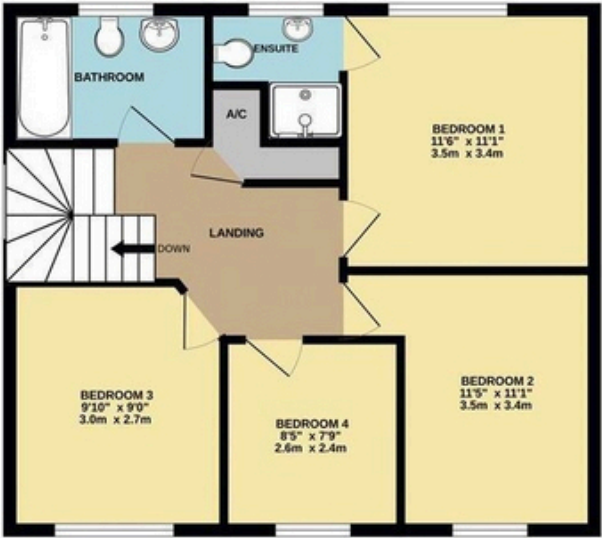


Floorplan

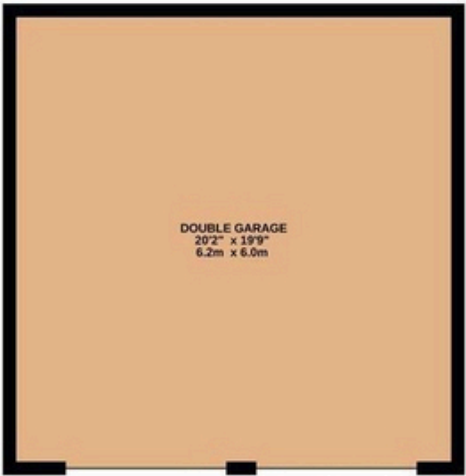
GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



DOUBLE GARAGE
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) 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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Property Information

Tenure: Freehold

Estate Charge: £200 per annum

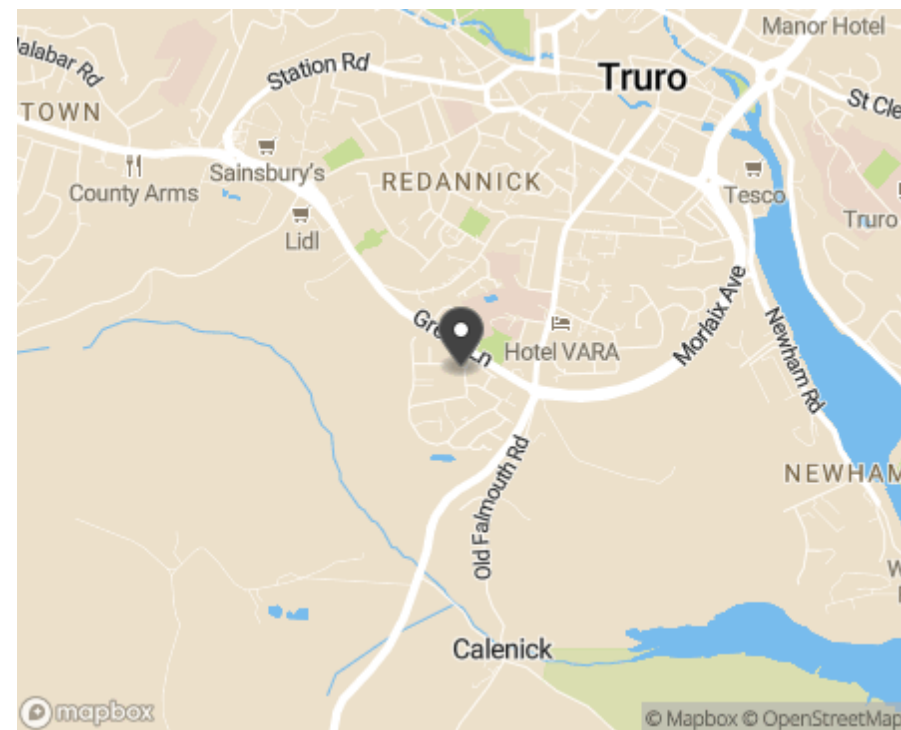
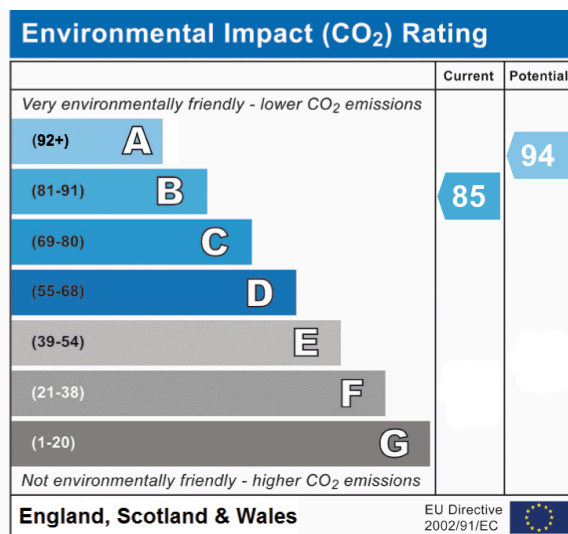
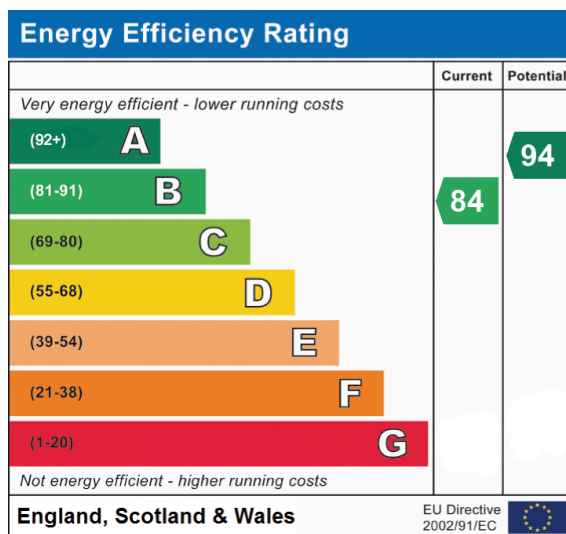
Council Authority: Cornwall

Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network EE (good outdoor & indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

