



44 Northfield Drive, Truro, TR1 2BT
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Beautifully presented 3 bedroom family home
- Extended and meticulously modernised
- 3 double bedrooms, principle en suite
- Kitchen, dinning room, sitting room, family bathroom
- Driveway parking, Garage
- Lovely views and convenient/popular Truro City location
- Video tour available



A beautifully presented, extended and modernised 3 double bedroom semi detached family home with 2 reception rooms, a stunning kitchen, driveway parking and a wonderful garden with summerhouse.



The Property

Available for sale for the first time in 16 years, this wonderful family home has been meticulously updated and modernised throughout our clients ownership. Not only this but in 2014 our clients undertook a large two storey rear extension that completely transformed this superb house into what it is today!

The accommodation comprises of a good size entrance hall with original parquet flooring, doorways leading to the kitchen, dining room and a staircase which leads to the first floor. The kitchen, which is a superb and well appointed room, has an ample amount of base and eye level gloss white units with bamboo work surfaces, surrounded by storage cupboards and bamboo shelving. The kitchen is semi open plan to the sitting room and is connected beautifully thanks to the solid oak board flooring. The sitting room is a lovely and light space with plenty of room for multiple sofas and has a great outlook over the rear garden and tree line beyond. The dining room which is semi open plan to the sitting room has a continuation of the hallways original parquet flooring, a feature central fireplace and has plenty of room for a large dining table.

Upstairs the spacious landing provides access to the loft, three good size double bedrooms and the family bathroom. The principal bedroom which overlooks the rear garden, is a great size room measuring 12'11 x 12'3 and benefits from integral wardrobe space plus a cleverly and beautiful finished en suite shower room. Bedroom 2 is another great size double bedroom measuring nearly 16ft in length and overlooks the properties driveway. Bedroom 3 is a lovely and light double room with the benefit of a built in wardrobe.

The family bathroom is a well appointed 3 piece suite, including a tiled panelled bath, WC and sink with under counter cupboard storage - all decorated beautifully and naturally lit by its central velux window.

To the front of the property, an area of lawn and brick paved driveway. To the rear, a multi level and beautifully landscaped low maintenance garden including a gated area, perfect for a shed/greenhouse, play area with astro lawn plus a patio/BBQ area perfect for enjoying the sunshine or outdoor dining. To the far end of the garden, an area of level lawn, which is boarded by fencing and trees and currently houses a large garden room which has lighting/electricity available. This property also benefits from a garage, which is located in a terraced garage block nearby.

In short - this home really does tick all the boxes! Our clients have thought of everything with this home and a viewing is wholeheartedly recommended to full appreciate its quality.









The Location

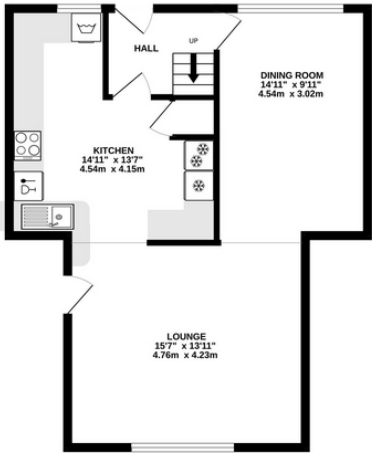
Northfield Drive is a fantastic address in central Truro – it enjoys an incredibly peaceful atmosphere thanks to its private cul-de-sac position but with the convenience of the city on your doorstep. You can walk into town within 10/15 minutes via a pleasant footpath nearby to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school, Truro High School and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be at the hospital in less than 10 minutes on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

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.

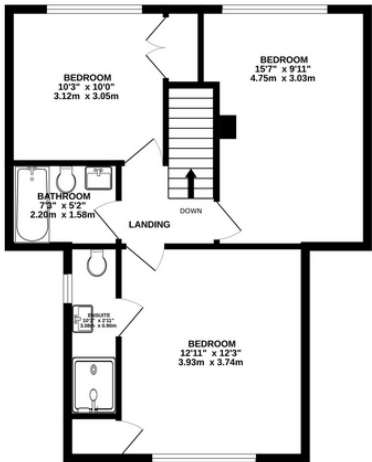


Floorplan

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

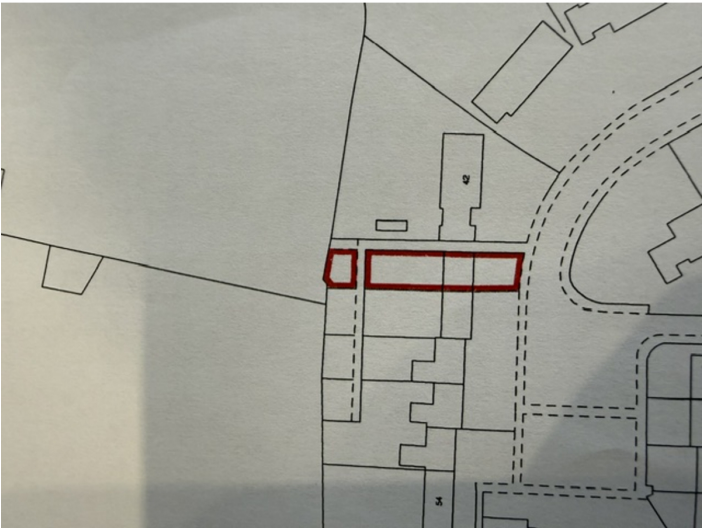


1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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

Council Authority: Cornwall Council

Council Tax Band: B

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

Mobile Signal Externally: Best network - 3 Good outdoor and in-home.

Broadband: Superfast available. Max download - 80Mbps. Max upload - 20Mbps.

Agents note: The property has a right of way across the rear garden. Please see page 9 for more information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.

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