



37 Newbridge View, Truro, TR1 3FG
Offers in the region of £385,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached 4 bedroom house, principle en suite
- Well presented accommodation
- Kitchen, sitting/dining room, separate living room
- Family bathroom, cloakroom, WC
- Driveway parking for two, garage
- Lovely south east facing garden
- Detached workshop
- Video tour available



Available for sale with no onward chain - A well presented, 4 bedroom detached home with versatile accommodation, driveway parking, garage, workshop and a south east facing garden.



The Property

Built circa 16 years ago and situated at the end of a no through road in a popular Truro location sits this surprisingly spacious 4 bedroom home - perfect for those seeking a good sized house, with two reception spaces plus driveway parking and a garage - all whilst being close to Truro's schools, college and hospital.

From the front door, a large entrance hallway provides access to the kitchen/dining room, and to stairs which lead down to the second sitting room and a separate staircase which leads to the first floor.

The kitchen well appointed with a high end range of base and eye level white gloss units including 'kidney' corner units, integral dish washer, fridge/freezer and freestanding oven all with wood effect work surfaces/surround. From the kitchen a doorway leads to the rear cloakroom and WC, with a further door leading to the rear of the property.

The sitting room which is open plan to the kitchen but cleverly split with a breakfast bar, is a lovely cosy space, lit by a window overlooking the driveway.

On the lower ground floor is a large living room which could be used as a 5th bedroom. This room is naturally light due to its high ceilings, large overhead feature window and double doors leading to the rear garden.

On the first floor 4 bedrooms and a family bathroom - the principle bedroom is a great size and has a window overlooking the rear garden, integral wardrobe space and a 3 piece shower en suite. Bedrooms 2 and 3 are both good size doubles, with bedroom 2 benefitting from integral wardrobes. Bedroom 4 is a large single bedroom with sloping ceilings and velux window - perfect for a home office.

Outside - driveway parking for two vehicles side by side and access to the properties single garage which has an electric up and over door with both water and electricity available.

From here steps lead down to the front door and then garden. The garden is a beautiful and private south east facing space with a lovely sylvan feeling thanks to its tree line border and array of planted trees and shrubs. An area of patio creates a space for a table and chairs. To the far side of the garden is a bin/wood store and a large, insulated workshop with power connected.

Available for sale with no onward chain - a viewing is highly recommended.







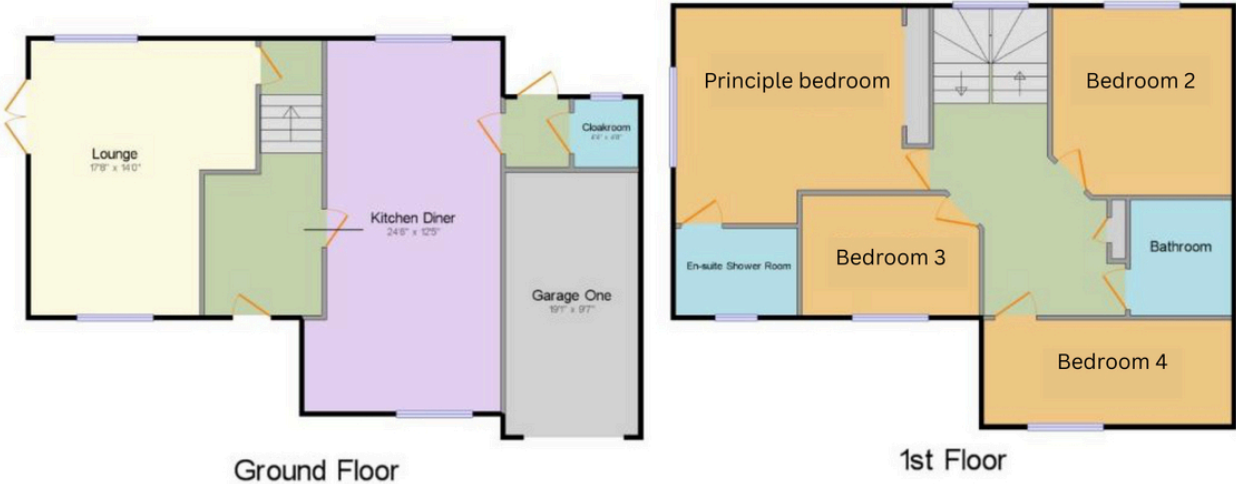
The Location

Newbridge View is situated around 2 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter & SPAR convenience stores. The village of Threemilestone is 1 mile away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take a little less. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

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



Total approx floor area: 1978.9 ft² (183.8 m²)
Ground Floor: 979.8 ft² (91.0 m²)
1st Floor: 999.1 ft² (92.8 m²)

Property Information

Tenure: Freehold

Estate Charge: Approx £300 per annum


Council Authority: Cornwall Council

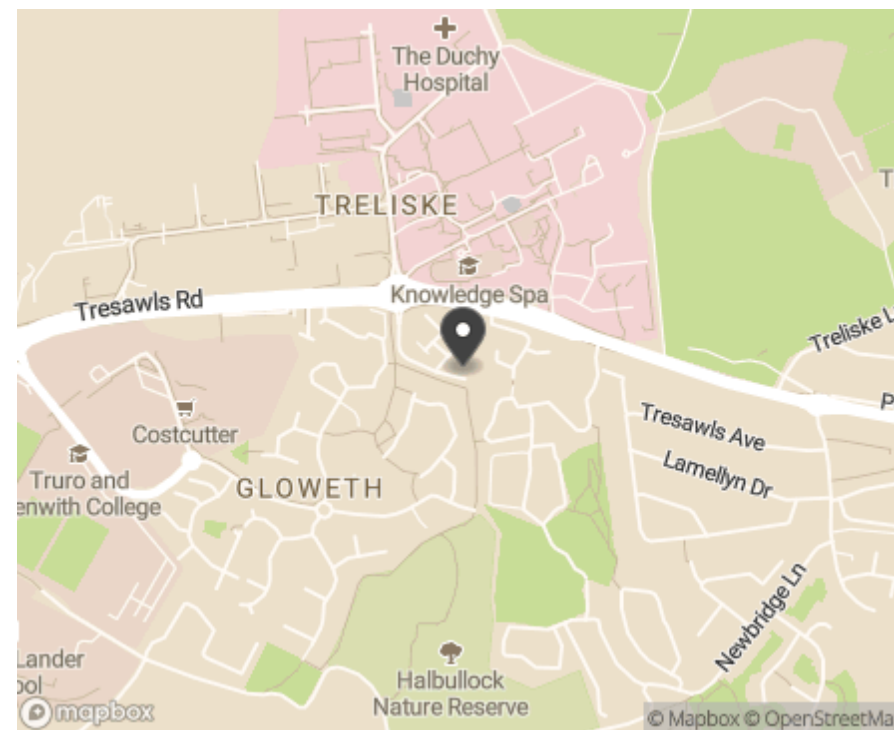
Council Tax Band: E

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

Mobile Signal Externally: All networks good outdoor.

Broadband: Ultrafast available. Standard available. 12Mbps Max download. 5Mbps max upload.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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