

173 Bodmin Road, Truro, TR1 1RA

£625,000

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THE TRURO ESTATE AGENT

Key Features

- Spacious 1,800 sq ft detached family home
- Peaceful residential location, 15 minute walk from city centre
- Versatile 4 bedroom, 3 bath/shower room accommodation
- Two reception room, kitchen/diner, separate office
- Exceptional West facing garden with landscaped terrace
- Driveway parking for several cars plus single garage
- No onward chain
- Video tour available







A spacious detached family home occupying an exceptional west-facing plot with far-reaching views, a beautiful 100ft long garden and generous accommodation, all within walking distance of Truro city centre and available with no onward chain.



The Property

Occupying an exceptional west-facing plot within one of Truro's most established residential neighbourhoods, this spacious detached family home enjoys far-reaching views across the city and surrounding countryside, generous and flexible family accommodation, and a beautiful 100ft long garden that is rarely found within walking distance of the city centre.

The property originates from 1954 and has been thoughtfully adapted over the years to create a home that works equally well for everyday family life as it does for entertaining. A welcoming entrance hall provides an immediate sense of space and connects the principal ground floor rooms.

At the heart of the home is a contemporary kitchen fitted with a comprehensive range of modern cabinetry, generous worktop space, integrated appliances and a central peninsula that naturally becomes the hub of the house. The kitchen also benefits from direct internal access to the garage, adding everyday practicality. This room flows effortlessly into the garden room, creating a bright additional reception space that captures the afternoon and evening sun before opening directly onto the landscaped terrace. Together these spaces create a wonderful connection between the house and garden, making the most of the property's superb aspect and views.

The separate lounge offers a comfortable retreat, while an additional dedicated home office provides an ideal space for those working remotely or simply requiring a quiet place to work from home.

Also on the ground floor is a versatile fourth bedroom served by a spacious shower room opposite, offering excellent flexibility for guests, dependent relatives or those seeking predominantly single-level living.

Upstairs are three further double bedrooms, all enjoying the best of the far reaching outlook to the rear, with the principal bedroom benefitting from its own en-suite shower room. The spacious family bathroom is fitted with both a bath and a separate walk-in shower, providing a practical and well-designed space for busy family life.


















View from first floor







Whilst the house offers generous and flexible accommodation throughout, it is the outside space that truly sets this home apart. Immediately behind the house, a beautifully landscaped terrace provides an ideal place to relax throughout the afternoon and into the evening whilst taking in the far-reaching views across Truro and the surrounding countryside. Beyond, the garden extends well away from the house to around 100ft, creating a substantial relatively level lawn bordered by mature planting that offers both privacy and an exceptional amount of outdoor space for families which is particularly rare when being so close to the city.

To the front of the property there is an area of front garden creating a green barrier from the road, generous driveway parking for several vehicles together with an integral single garage with up and over door to the front.

Extending to around 1,800 sq.ft, this is a home that offers an exceptional balance of space, flexibility and outdoor living, all within walking distance of Truro city centre and excitingly available with no onward chain.











The Location

Bodmin Road is a wonderful location offering a peaceful residential atmosphere whilst being close to the city centre. You can walk into town in around fifteen minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school. Several green spaces are close as well with Tremorvah Playing Field being down the road as well as Daubuz Moors a walk away. Driving North out of town you can be on the A30 in around 10 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
1157 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 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

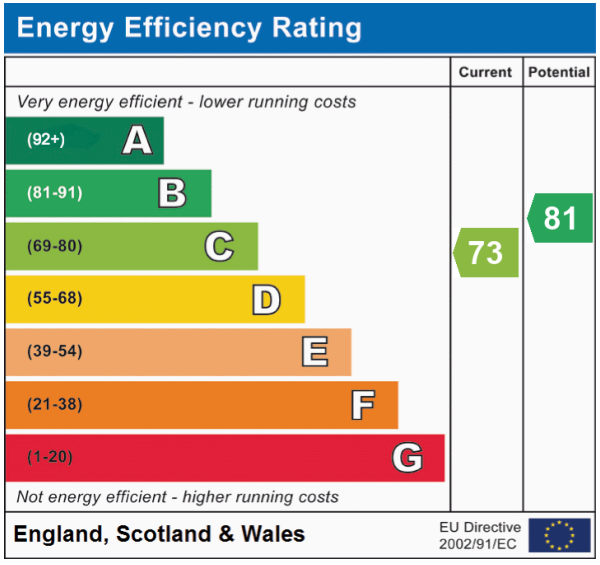
Council Authority: Cornwall

Council Tax Band: E

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

Mobile Signal: All networks good indoor & outdoor,

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.

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