



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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196 TREFFRY ROAD

TRURO,

TR1 1UF

SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE AND GENEROUS GARDENS

A spacious and well-presented detached family home offering approximately 1,569 sq ft of accommodation, together with a detached double garage.

Arranged over two floors, the property provides a generous lounge, separate dining room, substantial kitchen, utility room, ground-floor cloakroom and a versatile study or fifth bedroom. On the first floor are four further bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from a broad enclosed rear garden, paved seating areas and a detached double garage.

GUIDE PRICE £595,000

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PHILIP MARTIN

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The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

196 Treffry Road is an appealing detached house providing spacious and adaptable accommodation in a pleasant residential setting.

The property extends to approximately 1,569 sq ft and has been arranged with family living in mind. The principal reception rooms are generously proportioned, while the ground-floor study provides valuable flexibility and could equally serve as a fifth bedroom, playroom or additional sitting room.

The house is presented in good order and features a well-equipped kitchen, attractive lounge, separate dining room and useful utility accommodation. The first floor provides four bedrooms, an en-suite shower room and a family bathroom.

A particular feature is the south facing rear garden, which is mainly laid to lawn and offers ample space for outdoor dining, recreation and gardening. The detached double garage provides excellent parking, storage and workshop potential.



THE PROPERTY

The front entrance opens into a welcoming reception hallway, which provides access to the principal ground-floor rooms and the staircase rising to the first floor. The lounge is a spacious and comfortable reception room with windows providing plenty of

natural light. A fireplace forms an attractive focal point, while glazed doors open directly onto the rear garden. The separate dining room is conveniently positioned between the kitchen and lounge and also enjoys direct access to the outside, creating a pleasing connection with the garden and making the

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room ideal for family meals and entertaining. The kitchen is especially generous and fitted with a comprehensive range of wall and base units, extensive work surfaces, integrated cooking facilities and a central breakfast island. There is ample space for informal seating and the room enjoys good natural light.

A separate utility room provides a sink, laundry facilities, additional storage and external access. The study or fifth bedroom is positioned on the ground floor and offers considerable versatility. It is well suited as a home office, guest bedroom, playroom or hobby room. A separate cloakroom completes the ground-floor accommodation. On the first floor, the principal bedroom is a well-proportioned double room with fitted storage and an en-suite shower room. There are three further bedrooms, including a particularly spacious second bedroom, together with a family bathroom fitted with a bath, separate shower, wash-hand basin and WC.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

A spacious reception area with entrance door, wood-effect flooring, staircase rising to the first floor and access to the principal accommodation.

CLOAKROOM

Fitted with a WC and wash-hand basin.

LOUNGE

17'1" x 12'2" (5.22m x 3.72m)

A generous and well-presented reception room with fireplace, windows overlooking the gardens and glazed doors opening to the outside.

DINING ROOM

9'2" x 11'9" (2.81m x 3.60m)

A separate dining room with direct access to the rear garden and convenient with the kitchen and lounge.

KITCHEN

17'0" x 10'11" (5.19m x 3.33m)

Fitted with an extensive range of wall and base units, work surfaces, sink unit, integrated cooking appliances and a central breakfast island. Windows provide good natural light and there is ample space for informal dining.



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UTILITY ROOM

5'2" x 6'3" (1.58m x 1.91m)

With sink unit, storage cupboards, plumbing and space for appliances, together with external access.

STUDY/BEDROOM 5

10'6" x 8'11" (3.22m x 2.73m)

A versatile room suitable as a study, guest bedroom, playroom or additional reception room.

FIRST FLOOR

LANDING

A spacious landing with access to the four bedrooms, family bathroom and staircase to the ground floor.

PRINCIPAL BEDROOM

9'10" x 13'3" (3.00m x 4.04m)

A comfortable double bedroom with fitted wardrobes and access to the en-suite shower room.

EN-SUITE

6'9" x 7'5" (2.06m x 2.28m)

Fitted with a shower enclosure, wash-hand basin and WC.

BEDROOM 2

17'0" x 11'8" (5.20m x 3.57m)

A particularly generous double bedroom with windows providing good natural light.

BEDROOM 3

9'3" x 10'2" (2.84m x 3.11m)

A further double bedroom with fitted storage.



BEDROOM 4

10'1" x 6'3" (3.09m x 1.93m)

A single bedroom equally suitable as a nursery, study or dressing room.

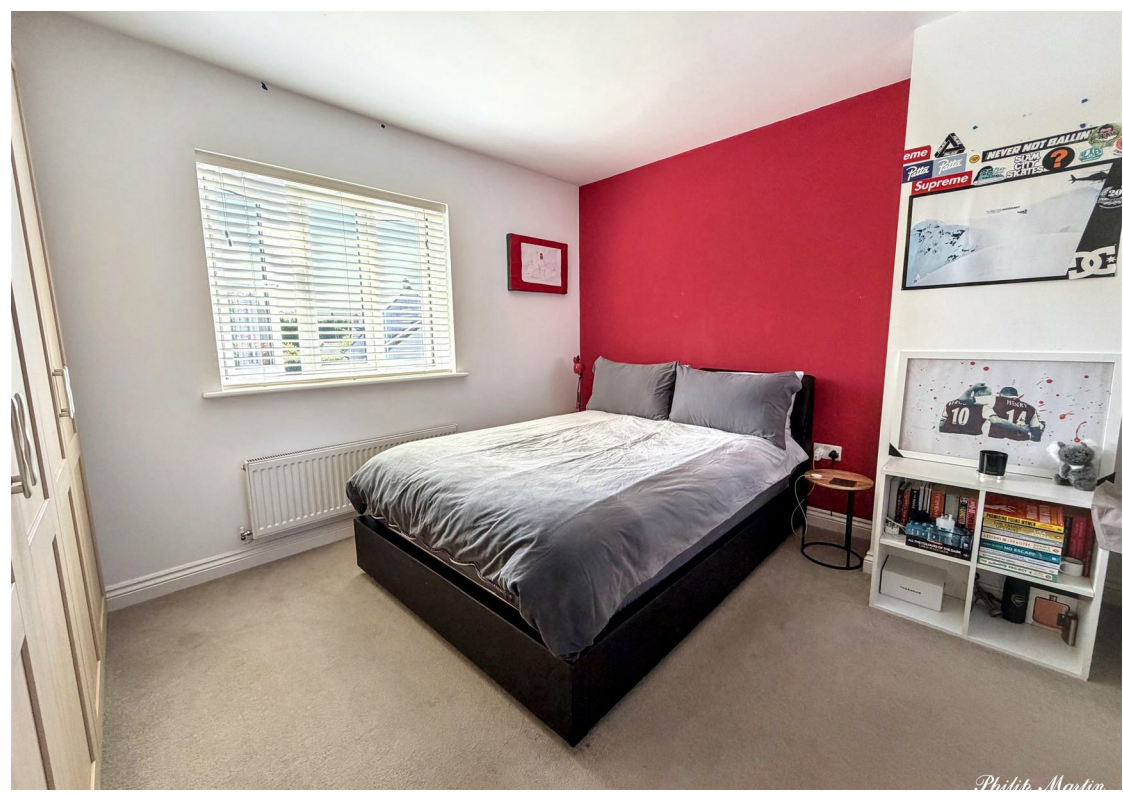
FAMILY BATHROOM

8'2" x 6'5" (2.51m x 1.97m)

Fitted with a bath, separate shower, wash-hand basin and WC.

OUTSIDE

The property is approached via a driveway with



parking for 3 vehicles and access to the garage. The property enjoys a substantial enclosed rear garden, predominantly laid to lawn and bordered by mature shrubs, hedging and established planting.

A paved terrace immediately adjoining the house provides an ideal area for outdoor dining and sitting out. The garden offers ample space for children, pets, gardening and entertaining.

DOUBLE GARAGE

17'10" x 17'7" (5.45m x 5.38m)

A detached double garage providing excellent parking, storage and workshop space.

SERVICES

Mains water, gas, drainage and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us

for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

Band E.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in an easterly direction along the A390 and turn left at the Union Hill junction. At the roundabout turn left and this road will lead into Treffry Road. Use what three words to find the location [///from.bands.lake](http://from.bands.lake)

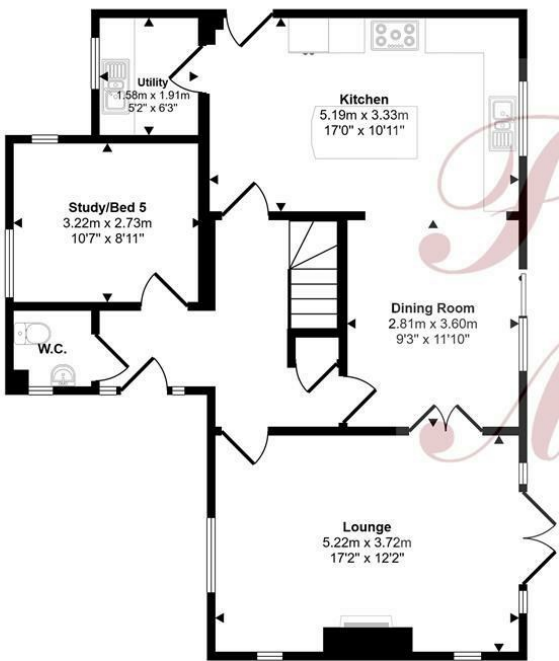


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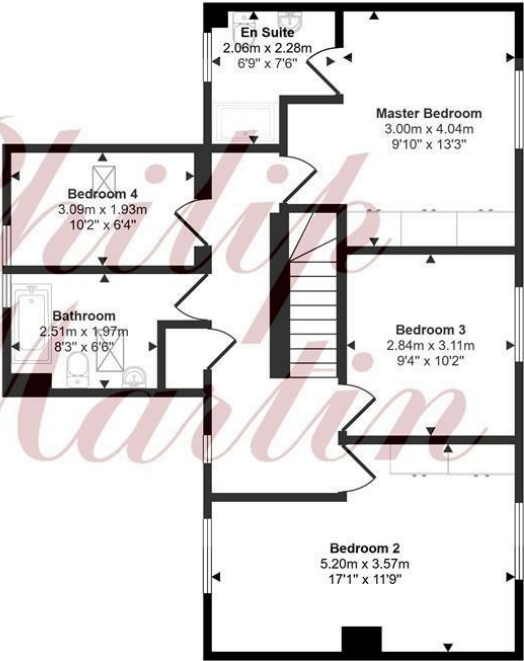


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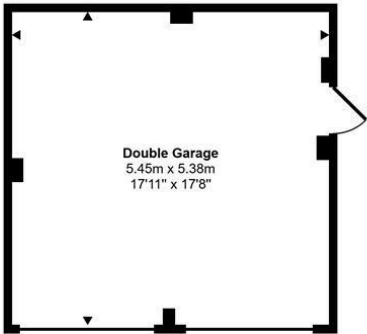
Approx Gross Internal Area
175 sq m / 1885 sq ft



Ground Floor
Approx 75 sq m / 803 sq ft



First Floor
Approx 71 sq m / 766 sq ft



Garage
Approx 29 sq m / 316 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(35-40) G			(35-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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