



1 Cornubia Close, Truro, TR1 1SA
£325,000

Key Features

- Semi-detached house
- Traffic free location, Eastern Truro
- Recently remodelled and upgraded
- Three bedrooms, family bathroom
- Stunning open plan living/kitchen/diner
- Landscaped rear garden
- Detached garage and driveway parking
- Video tour available



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The Property

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Entering the property a useful entrance porch provides space for coats and shoes, a further door welcomes you into the stunning open plan living/dining/kitchen. This room has been very recently remodelled and upgraded by the current owners to provide a room where family time is so easy to achieve whilst each area having a natural separation that helps divide the space. The living area is located to the front with a large window to front aspect letting in plenty of natural light. The kitchen/diner is to the rear with a brand new fully fitted kitchen with base and eye level units, large basin and integrated appliances. There is plenty of space for dining here and has the benefit of a window to the rear aspect and glazed door opening directly to the rear garden. On the first floor there are three bedrooms (two doubles and a single) with a modern fully fitted family bathroom comprising a three piece white suite complimented by fitted units.

Outside and to the rear the garden is nice and level which has been thoughtfully landscaped to provide a large patio area as well as an artificial lawn enclosed by high walls, fencing and planted beds. The garden offers the perfect blend of space for the family whilst being low maintenance so as not to take up too much of that all important weekend time together! The patio continues around the side of the house providing side access to the front as well as rear door access to the detached garage. The current owners have divided the garage into two individual spaces – to the front is great storage for bikes, tools etc and to the rear a drying room which could even be used as a hobby room or small office perhaps. In front of the garage there is driveway parking for one car with further gravelled parking in front of the house as well. The property further benefits from a 'B' energy rating thanks in part to double glazing, solar PV panels and 10kw battery storage.

This is truly a cracking family home at a really good price point and comes highly recommended for internal viewing.





The Location

Cornubia Close is located on the North/East side of the city and is a quiet residential location benefiting from being a cul-de-sac with no passing traffic. You can drive into Truro city centre in around 5 minutes and a walk is less than a mile and around 20 minutes. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket, a local convenience store and a great nearby fish & chip shop. You are very quickly out into the countryside here, there are lovely walks nearby and to North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Heading out of town North you'll be on the A30 in less than 10 minutes and there are excellent transport links with 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.

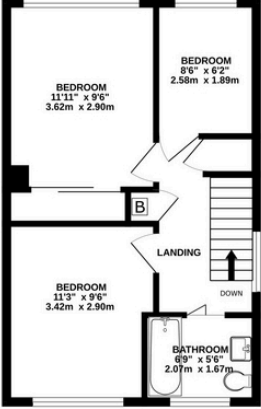


Floorplan

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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.

Property Information

Tenure: Freehold

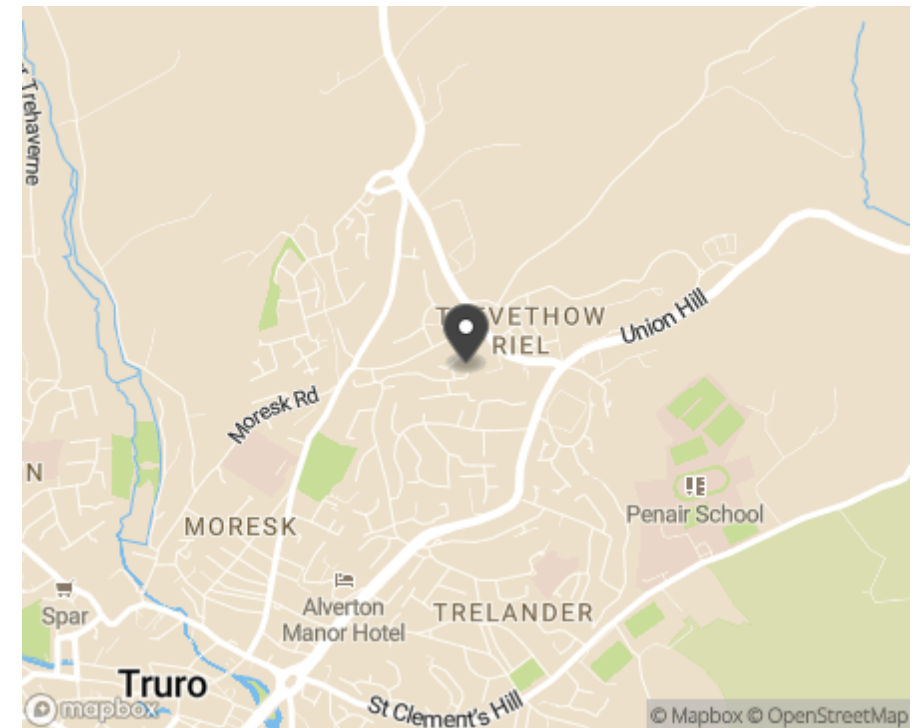
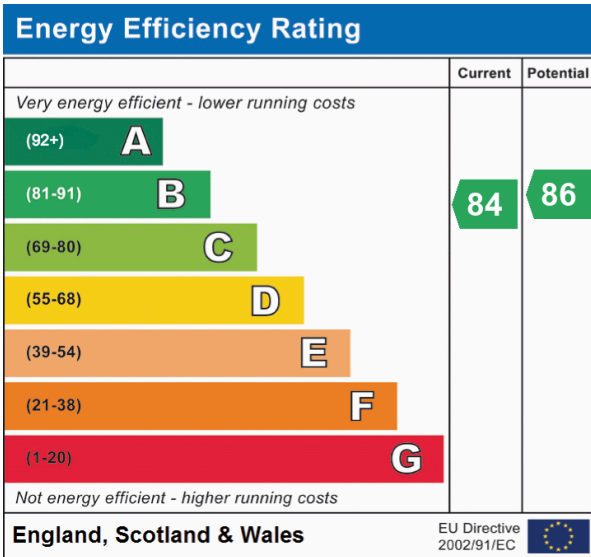
Council Authority: Cornwall

Council Tax Band: C

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

Mobile Signal: Best networks EE/O2/Vodafone – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 75Mbps. Max Upload 20Mbps.



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.