



3 Lukes Close, Truro, TR1 1XF
£425,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached four bedroom home
- Quiet and tucked-away position
- Well-presented spacious accommodation
- Large open plan living space
- Private south-facing rear garden
- Attached single garage and driveway parking
- No onward chain
- Video tour available



*Tucked away in a quiet position yet convenient for the city - a four bedroom detached home with a practical layout, attached garage and driveway plus a south-facing garden.
Available with no onward chain.*



The Property

Set in a quiet and tucked-away traffic free position within Lukes Close, this well-presented detached home offers a practical four-bedroom layout with a good balance of living space, parking and garden.

The ground floor centres around a comfortable living room, with plenty of natural light and a brick fireplace providing a characterful focal point. From here, the accommodation flows open plan through to the dining area, creating a layout that works well for everyday family life without feeling overly formal.

The separate kitchen is fitted with a good range of modern high quality units, integrated appliances and work surfaces, with windows overlooking the rear garden. There is space here for a breakfast table in the corner and a door provides seamless access to the outside terrace. A useful understairs pantry cupboard sits alongside the kitchen and a downstairs WC and coat and shoe storage in the hallway completes the ground floor.

Upstairs are four bedrooms, giving the house plenty of flexibility for family living, guests or those needing additional space to work from home. The principal bedroom is a particularly comfortable room, while the remaining bedrooms provides two further doubles and a single. A family bathroom serves the first floor with good proportions and natural light through a Velux window providing both bath and separate shower facilities. There is definite scope with the size of the main bedroom to add an en-suite shower room subjects investigations and consents of course.

Outside, the rear garden is a particularly pleasant feature of the property. Due South facing and privately enclosed, it has a broad paved terrace immediately outside the house, providing plenty of room for a dining table and outdoor seating. A lawned area beyond is bordered by fencing, established planting and attractive stonework, creating a peaceful space that feels nicely tucked away from the surrounding homes. It is both family friendly but not oversized striking the balance of enjoyment and maintenance.

To the front, the property has a driveway providing off-road parking and access to the attached single garage, with established planting and quality paving softening the approach.



The overall impression is of a comfortable and practical family home in a particularly quiet position. It is well presented and ready to live in, while also offering the opportunity for a new owner to gradually put their own stamp on it.

The combination of its secluded position, four bedrooms, parking and private south-facing garden makes it an appealing option for those looking for a home within easy reach of Truro without feeling exposed or overlooked. Available with no onward chain and wholeheartedly recommended for viewing.



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



The Location

Lukes Close is a lesser known private and traffic free spot located on the North/East side of the city. You can drive in to Truro city centre in around 5 minutes and a walk is less than a mile and around 15 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



Property Information

Tenure: Freehold

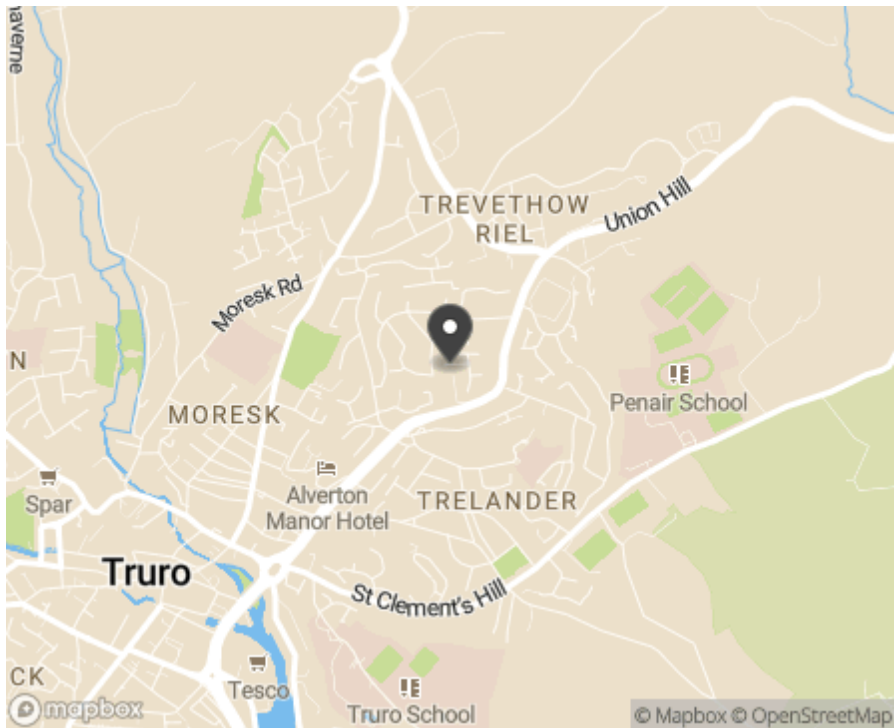
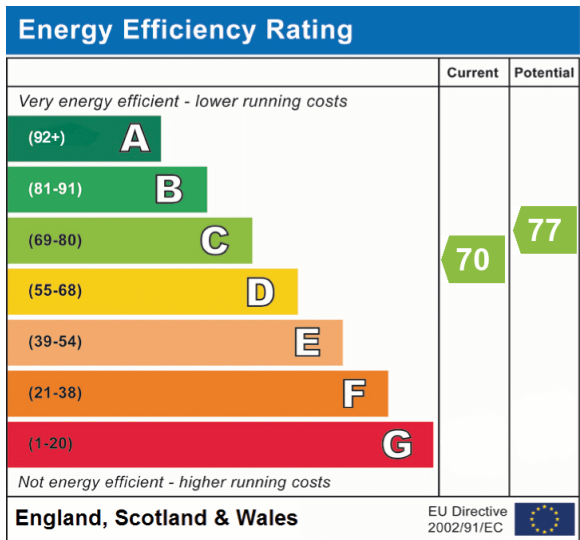
Council Authority: Cornwall

Council Tax Band: E

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

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

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



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.