



# Laskowski

## &Co

Lettings



## Spire View, Tregolls Road, Truro, TR1 1LD

£2,600 Per Month

A substantial, detached, newly built home located within moments of Truro City Centre, providing beautifully finished and well constructed 5 bedroom, 3 bath/shower room accommodation.

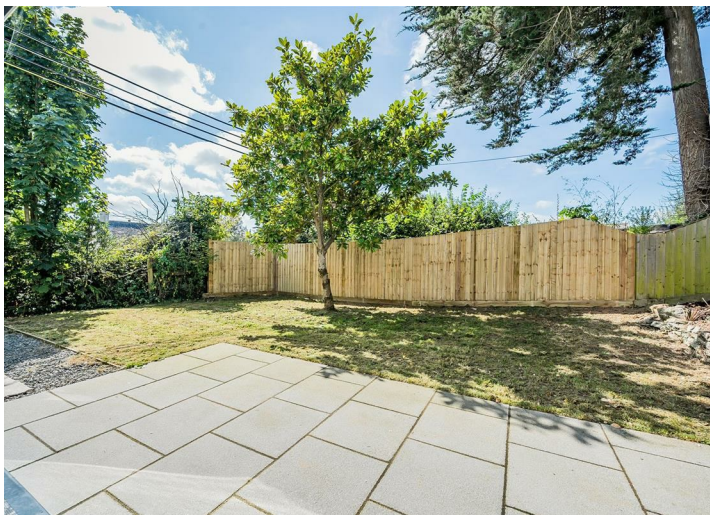
Offering a contemporary layout to the ground floor including: a spacious kitchen/family room with immediate access to the enclosed and private rear garden, fitted kitchen with built in appliances, and separate living area with useful study/office room. To the first floor the property offers five double bedrooms, the two largest both benefiting from ensuite shower rooms, as well as the three piece family bathroom.

Externally the property benefits from a level rear garden, a detached double garage, ample driveway parking and gated access. The house as a whole has the added benefit of gas central heating, double glazing and having not been occupied before. Offered on an unfurnished basis for a long term let. EPC Rating B. Council Tax Band G.

Holding deposit of one weeks rent. Security deposit of five weeks rent. Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

- Individual, detached, new home of substantial proportions
- Situated on the immediate fringes of Truro city
- Offered on an unfurnished basis
- Detached double garage and plentiful driveway parking
- Council tax band G
- 5 bedrooms, including 2 en-suite shower rooms
- Excellent kitchen/family room with access onto private rear garden
- Gas central heating
- EPC band B
- Light and neutral throughout



## THE ACCOMMODATION COMPRISES

### HALLWAY/RECEPTION

A spacious and light entrance. Oak doors to, in clockwise direction, double aspect living room, under-stair storage cupboard housing electrical consumer unit, open-plan kitchen/family room, WC and study. Turning staircase rising to first floor level. Inset downlights, radiator, quality wood-effect flooring.

### LIVING ROOM

Square in shape and double aspect with two sets of casement windows to the front and side elevations. Once again, particularly bright, with inset downlights, radiator, and two TV aerial points.

### STUDY

Inset downlights, radiator, TV aerial point. uPVC casement window with outlook towards the driveway and double garaging.

### WC

Low flush WC with concealed cistern, vanity unit with cupboard, sink, and tiled splashback. Obscure glazed window with deep sill. Heated towel rail, inset downlights, extractor fan. Continuation of quality wood-effect flooring.

### OPEN-PLAN KITCHEN/FAMILY ROOM

A wonderful space spanning the entire width of the property, a room in which much time can be spent entertaining friends or guests, or enjoying family gatherings. Without doubt, a superb social environment with broad clear glazed sliding doors to the rear, giving immediate access onto the rear patio and enclosed garden beyond.

### KITCHEN AREA

Of excellent quality; comprehensively appointed with an array of cupboards both above and below an extended oak counter top, providing breakfast bar feature to one side, inset one and a half bowl sink with drainer and mixer tap, and appointed beautifully with a range of Lamona built-in appliances to include tall fridge/freezer, electric oven with grill, five-ring stainless steel gas hob with glass splashback, and concealed extractor unit, built-in dishwasher, and wine cooler. Providing a range of lighting options including pelmet lighting, inset downlights and contemporary pendant lights to the breakfast bar counter top. Broad uPVC casement window to rear elevation, oak door to utility. Open to the:-

### DINING AND FAMILY AREA

Incredibly spacious with continuation of quality wood-effect flooring, inset downlights, sliding doors to the rear elevation allowing for much natural light and, most importantly, access onto the enclosed, lawned and westerly-facing rear garden. Two sets of TV aerial points, two radiators.

### UTILITY

Adjacent to the kitchen, providing alternative side access via a clear glazed side door. Matching units and oak work surface alike to the kitchen, inset sink with drainer and mixer tap, and further under-counter space for washing machine and dryer. Worcester boiler providing domestic hot water and heating, ancillary fuse box. Radiator, inset downlights, continuation of quality wood-effect flooring.

## FIRST FLOOR

## LANDING

Galleried to the stairwell below, inset downlights and Honeywell wall-mounted heating thermostat.

### FRONT LANDING

uPVC casement window providing an elevated outlook over the front driveway. Radiator. Oak doors to the guest bedroom suite and bedroom five.

### GUEST BEDROOM

A sizeable double bedroom with uPVC casement windows to front elevation. Radiator, TV aerial point, inset downlights. Plentiful space for furniture. Oak door into the:-

### EN-SUITE SHOWER ROOM

Beautifully appointed with white sanitary ware including low flush WC, vanity unit with cupboard, inset sink and mixer tap. Walk-in shower cubicle with glazed side screen, mains-powered shower and dual shower heads. Contemporary tiling to walls and herringbone-effect flooring. Obscure glazed window to side elevation. Inset downlights, extractor fan, heated towel rail, mirror with back light.

### BEDROOM FIVE

A small double bedroom with inset downlights, TV aerial point, radiator and casement window to front elevation.

### REAR LANDING

Oak doors leading to the principal bedroom, bedroom two and three. Oak door to family bathroom, together with door to airing cupboard housing unvented and pressurised hot water system with tall water tank, together with wall-mounted master heating controls.

### PRINCIPAL BEDROOM

A deep double room with uPVC casement windows providing an elevated outlook over the rear garden. Radiator, inset downlights and TV aerial point. Oak door to the:-

### EN-SUITE SHOWER ROOM

Alike to the guest bedroom suite, with low flush WC, vanity unit with cupboard and inset sink with mixer tap. Shower cubicle with glazed sliding door, mains-powered shower and dual shower heads. Obscure glazed window to side elevation. Inset downlights, extractor fan, heated towel rail, mirror with back light. Contemporary tiling to walls, and herringbone-effect flooring.

### BEDROOM TWO

A nicely sized double room, square in shape, with broad uPVC casement window, radiator, inset downlights, and TV aerial point.

### BEDROOM THREE

Alike to bedroom two, with windows to far side, radiator, TV aerial point and inset downlights. Loft hatch.

### FAMILY BATHROOM

A three-piece suite comprising low flush WC, vanity unit with inset sink and mixer tap, panelled bath with glazed side screen, mixer tap and mains-powered shower over with dual shower heads. Obscure glazed window to far side. Inset downlights, extractor fan, mirror with back light and tall heated towel rail. Contemporary tiling to wet areas and herringbone-effect flooring.



## **THE EXTERIOR**

### **FRONT DRIVEWAY & FORECOURT**

A tarmacadam driveway descends to a broad, stone shingle driveway/forecourt, providing plentiful parking and turning space. Surrounded by established borders and feather-edge fencing with access to the:-

### **DOUBLE GARAGE**

Up-and-over door, external EV charging point. Exterior PIR sensor light. Plentiful storage, providing further parking if required. Electric, power and light connected.

### **REAR GARDEN**

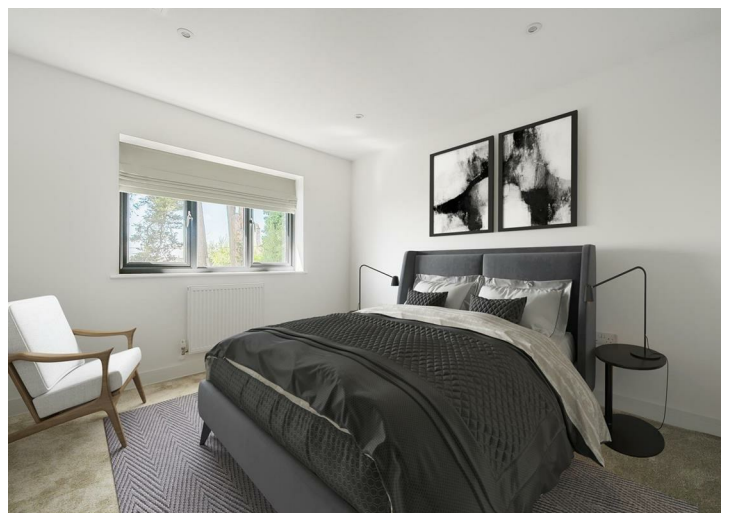
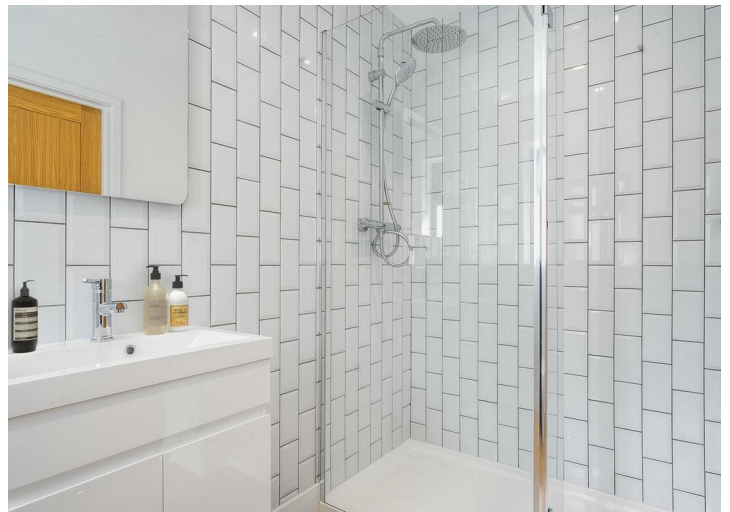
Accessed from the family room or via dual pathways to the side of the property; an enclosed, private and sunny rear garden, featuring paving suitable for outdoor furniture, an expanse of lawn well-enclosed by established borders, and newly installed feather-edge fencing. Raised border to one side with low stone walling providing an opportunity to landscape or plant. Contemporary exterior lighting, exterior power sockets, water tap.

### **SERVICES**

Mains electricity, water, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

### **COUNCIL TAX**

Band G - Cornwall Council.









# Floor Plan

## Tregolls Road, Truro, TR1 1LD

Main House = 2056 sq ft / 191 sq m

Total = 2423 sq ft / 225.1 sq m (includes garage)

For identification only - Not to scale

