



57 Gwarak An Warak, Truro, TR1 2FP  
£375,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features

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- Modern detached house
- Popular development, half mile from city
- Beautifully presented and upgraded
- Three bedrooms, master en-suite, bathroom
- Kitchen/diner, lounge, utility, WC
- South/West facing garden
- Garage plus driveway parking
- Video tour available





# The Property

This is a super family home! A 2019 built detached house located on this favored estate half a mile from the city centre. This particularly nice position on the development offers a great deal of privacy as well as being on the edge of a pathway leading to nearby countryside walks.

The accommodation measures just under 1,000 sq ft in total, is presented beautifully and has been upgraded in several areas by the current owners. On the ground floor a spacious entrance hall provides access in one direction to the living room running the full length of the house with window to front aspect and glazed double opening doors to the rear garden. In the other direction a stunning kitchen/diner provides a perfect hub of the home with fully fitted stylish kitchen with integrated appliances and large breakfast bar and space for a good sized dining table. At the rear of the kitchen there is a useful utility room with WC off and door to the rear garden. In the first floor a generous landing provides access to the three bedrooms; a generous single, a good double, a family bathroom and master bedroom being a large double with dressing room area and en-suite shower room.

Outside the garden has a sunny South/West facing orientation and has been cleverly separated into family friendly zones. A large patio area with outside lighting is directly accessed off the house with a gate allowing opening to a wood chip play area and separate lawn. Steps lead down to the single garage with pitched roof storage above and driveway parking in front.

There is further scope for improvement here with planning permission granted in 2024 under reference PA24/02233 for a two storey rear extension adding a further reception room on the ground floor and a large double bedroom with en-suite on the first floor. See photos for proposed layout and elevations, further details available on request.

This is a great opportunity for those seeking a family home in great condition in a favoured location.









# The Location

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Copperfields is a modern estate built within the last 10 years that has proven to be a very popular place to live. This is a great blend of peaceful residential living on the edge of gorgeous countryside whilst only being a half a mile (15 minute walk) from the city centre. Located on the Southern side of the city and being particularly convenient for supermarkets such as Sainsbury's, Lidl and Aldi. Schooling is readily available with all of Truro's well renowned primary options within catchment as well as the option of two secondary schools as well as Penwith college campus. Heading out of town you'll be on to the A30 in around 15 minutes, driving in to town will take less than 5 minutes and this position is particularly convenient for travelling along the Truro to Falmouth 'corridor' being in the popular harbour town in around 20/25 minutes. There are excellent transport links here with bus stops on Green Lane heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature with countryside walks on the doorstep and green spaces such as the Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

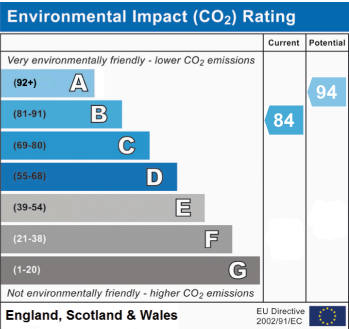
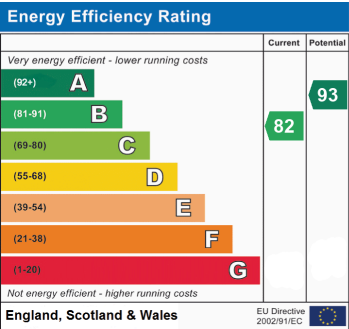
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.



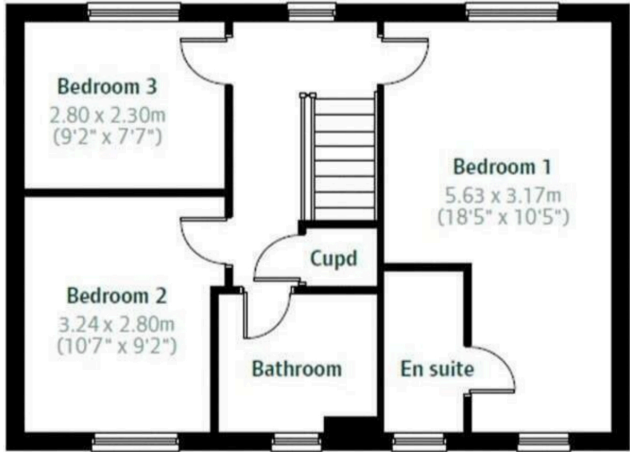
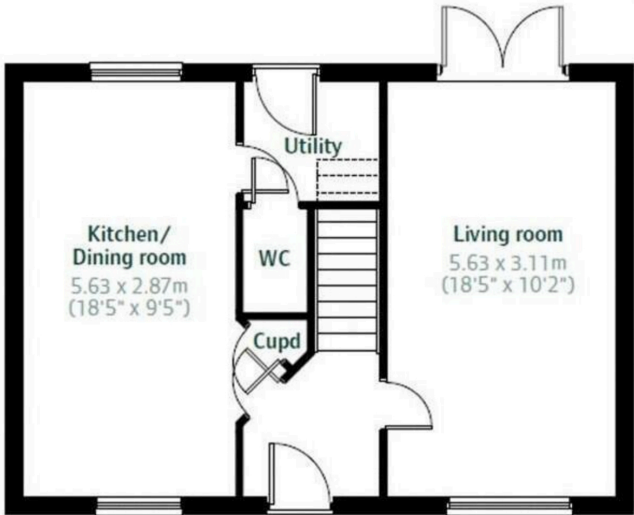


# Property Information

Tenure: Freehold  
Estate Charge: £200 per annum  
Council Authority: Cornwall  
Council Tax Band: C  
Services: Mains water, drainage, electric and gas are all connected.  
Mobile Signal: All networks (good 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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