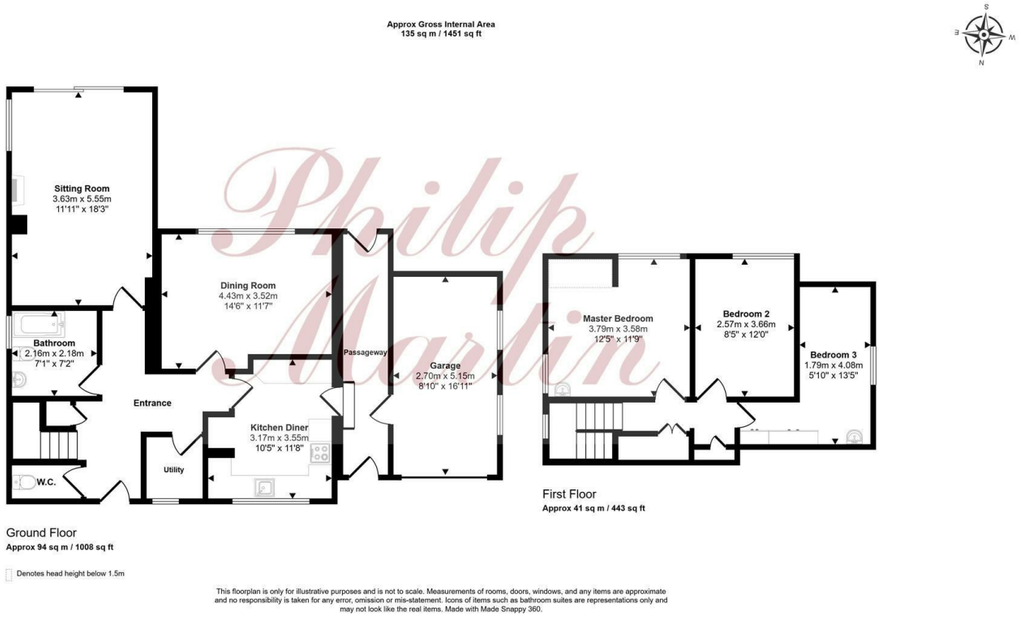
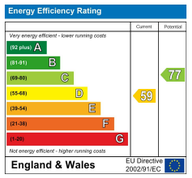
NORTHFIELD DRIVE, TRURO

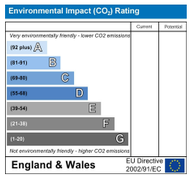


Key Features

- DETACHED PROPERTY
- THREE BEDROOMS
- EXTENDED SITTING ROOM
- DINING ROOM
- KITCHEN & UTILITY
- BATHROOM & W.C.
- DRIVEWAY PARKING & GARAGE
- SUBSTANTIAL REAR GARDEN
- POPULAR LOCATION
- NO CHAIN

Energy performance rating





14 NORTHFIELD DRIVE, TRURO, TR1 2BS

DETACHED PROPERTY OCCUPYING LARGE PLOT WITH VACANT POSSESSION

Sold with no onward chain; this three bedroom detached property is situated in a highly desirable location on the outskirts of Truro; yet is within walking distance of the city centre and the amenities on offer. In the same ownership for over forty years, the property has been a much loved home and provides any prospective purchaser with plenty of potential to further extend/enhance subject to the necessary planning consent. Sitting within a substantial south facing plot, in all, the accommodation includes, three bedrooms, bathroom, separate w.c., sitting room, dining room, kitchen and utility. There is driveway parking, front and rear gardens and a single garage with rear workshop.
EPC - D. Freehold. Council Tax - D.

Offers In Excess Of £350,000

Contact us

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

The Property

14 Northfield Drive is a three bedroom property that occupies a fantastic south facing plot within a sought after residential area in Truro; close to the city centre and a range of schools. The property has been in the same ownership for over forty years, and it is clear to see it has been a much loved home. The property is well presented, and offers huge potential to be extended and enhanced subject to the necessary consent. The accommodation includes three bedrooms, bathroom, separate w.c., sitting room, kitchen, dining room. There is a driveway providing off road parking, with gardens to the front and rear, and a garage with further outbuilding to the rear.

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 Hallway

Stairs rising to first floor with under stairs storage cupboard. Radiator. Doors into;

W.C.

Obscured window to front and comprising low level w.c. Radiator.

Bathroom

7'1" x 7'1" (2.18m x 2.16m)
Tiled to half height Comprising bath, pedestal hand wash basin and low level w.c. Obscured window to side.

Dining Room

14'6" x 11'6" (4.43m x 3.52m)
Large window to rear overlooking rear garden. Radiator. Serving hatch from;

Kitchen

11'7" x 10'4" (3.55m x 3.17m)
Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset Belfast sink with window to front enjoying views of the Cathedral Spires. Radiator. Space for cooker with extractor fan over with integrated dishwasher. Further space for breakfast table and door to side passageway.

Sitting Room

18'2" x 11'10" (5.55m x 3.63m)
An extended dual aspect sitting room with window to side and sliding doors out to rear garden. Two radiators. Electric fireplace.

Utility

With window to front and housing gas central heating boiler and plumbing for washing machine. Very useful storage space.

First Floor

Landing

Door into airing cupboard and further storage. Doors into;

Bedroom

12'5" x 11'8" (3.79m x 3.58m)
Dual aspect room with windows to side and rear. Radiator. Pedestal hand wash basin.

Bedroom

12'0" x 8'5" (3.66m x 2.57m)
Window to rear. Radiator.

Bedroom

13'4" x 5'10" (4.08m x 1.79m)
Window to side. Radiator. Fitted wardrobes. Pedestal hand wash basin.

Outside

A substantial plot with gardens to both front and rear, majorly laid to lawn and offering a tremendous amount of privacy and potential.

To the front there is a driveway leading up to the garage that provides off road parking; whilst there is a slightly raised lawn with mature boundaries around. The rear garden is initially laid to patio to enjoy the sunny aspect throughout the day; with two steps up to the first section of lawn. Mature hedges provide privacy and an opening to the further garden with a meandering pathway. Here, there is a greenhouse, vegetable plot, orchard and further lawn; ideal for children and pets.

Garage

16'10" x 8'10" (5.15m x 2.70m)
Metal up and over door with side access into passageway.

Workshop

To the rear of the garage, there is a useful outbuilding that could be a workshop or storage facility.

Services

Mains water, electric, drainage and gas.

N.B

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

Council Tax

D.

Tenure

Freehold.

Directions

From Falmouth Road turn into Park View (opposite Truro High School For Girls) and follow the road around to the right before turning left into Northfield Drive. Continue along this road and the property can be found on the right hand side.

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.

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