



3 Trewinnard Grove, Kenwyn, Truro, TR1 3RQ

£765,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached 2001 built Georgian style home
- Premier cul-de-sac location within sought after Kenwyn area
- Spacious and appealing 2000 sq ft accommodation
- Four bedrooms, two en-suites, family bathroom
- Two reception rooms, kitchen/diner, utility room
- Beautifully presented throughout
- Landscaped wrap around garden
- Detached double garage plus driveway parking
- No onward chain



A detached family home set within one of Truro's most premier locations within the desirable Kenwyn area. Spacious and appealing accommodation complete with wrap around garden, detached double garage and driveway parking. Available with no onward chain.



The Property

Trewinnard Grove is one of Truro's most premier locations - formerly the playing fields of Truro Cathedral School and now an exclusive cul-de-sac of circa 2001 built Georgian style detached residences. Number 3 is a spacious and particularly appealing four bedroom, three bathroom, two reception room home with wrap around garden, detached double garage and driveway parking.

Entering the property a large entrance hall provides an inviting welcome home with plenty of space for coat and shoe storage as well as an integrated cupboard under the stairs and an inner hallway which in turn allows access to the useful downstairs WC. A doorway to the right opens to the impressive 24ft x 13ft living room with window to front aspect and glazed double opening doors to the rear providing direct access to the garden. This is a stunning room with a feature fireplace providing a beautiful focal point to the room. There are double doors opening to the second reception area which can also be accessed from the entrance hallway. This room is currently being utilised as a study but would also work very well as a formal dining room. The kitchen has such an appealing feel and is a perfect space to socialise and from which family life can flow from. This room is fully fitted with base and eye level units to three sides with integrated appliances, a basin below a window to rear aspect and plenty of space for a dining table in the middle. Off the kitchen there is a great sized separate utility room with fitted units and space/plumbing for washing facilities with side door access.





The wonderful turning staircase rises to the first floor where a spacious galleried landing with window to front aspect is the focal point from which the four bedrooms flow from. The main bedroom is a large 15ft x 11ft double with Juliette balcony to the rear, fitted wardrobes and large en-suite bathroom. The second bedrooms is equally as impressive with the same Juliette balcony as well as an en-suite shower room. The third and fourth bedrooms are both doubles as well with a central family bathroom providing a four-piece white suite with bath and separate shower as well as a window to rear aspect.

Outside the current owners have worked hard to provide a gorgeous open area which accommodates family life mainly 'on the level' that wraps around from rear to side. The garden is mainly laid to lawn with patio and raised decked seating areas enclosed by high fencing and stone walls, established planted beds and all with a lovely view of the well-maintained former Truro Cathedral School behind. To the front of the property is a detached double garage measuring 19ft x 19ft with power, light, side door access and pitched roof storage above. In front of this is driveway parking for up to three vehicles.

We are delighted to present this opportunity to market excitingly with no onward chain and given the stunning location and particularly appealing nature of this home we wholeheartedly recommend a viewing without hesitation.





The Location

Kenwyn is one of Truro's most sought-after locations thanks to its leafy green and peaceful surroundings whilst being ultra convenient for the city centre. This is blissful living with bird song in gorgeous surroundings whilst being a 10 minute walk to the city centre. Located on the North/West side of the city this position is particularly convenient for Truro School, Richard Lander Secondary School, St Mary's, Archbishop Benson and Bosvigo primary schools, Sainsburys supermarket and a local SPAR convenience store. You are very quickly out into the countryside here; there are lovely walks nearby heading West into Coosebean through unspoilt countryside and the nearby Idless Woods provides fantastic streamside walking. Driving out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North can be enjoying some of the most dramatic and stunning coastline that Cornwall has to offer within 20 minutes such as St Agnes, Perranporth and Holywell to name a few.

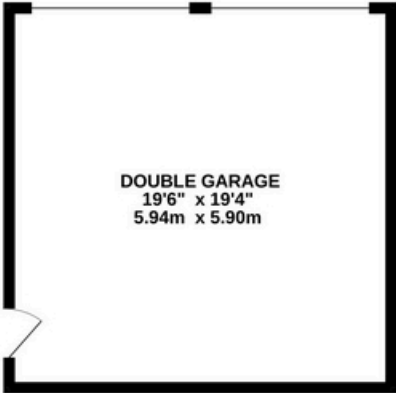
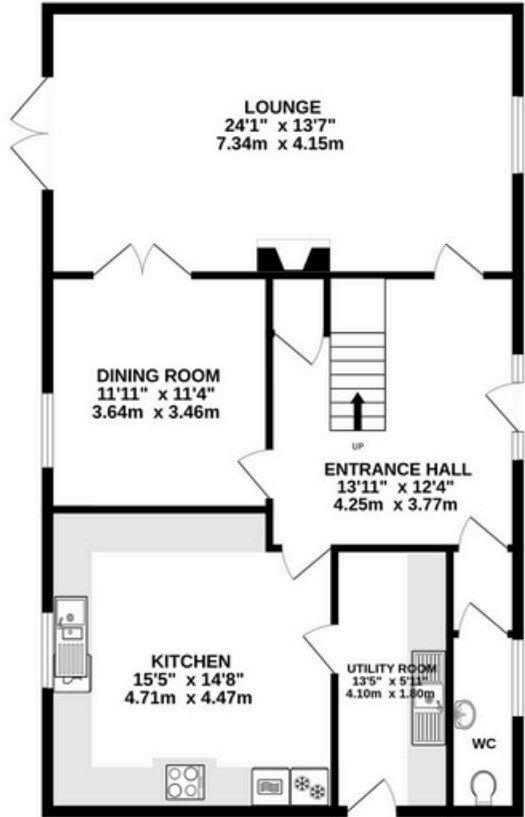


Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned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

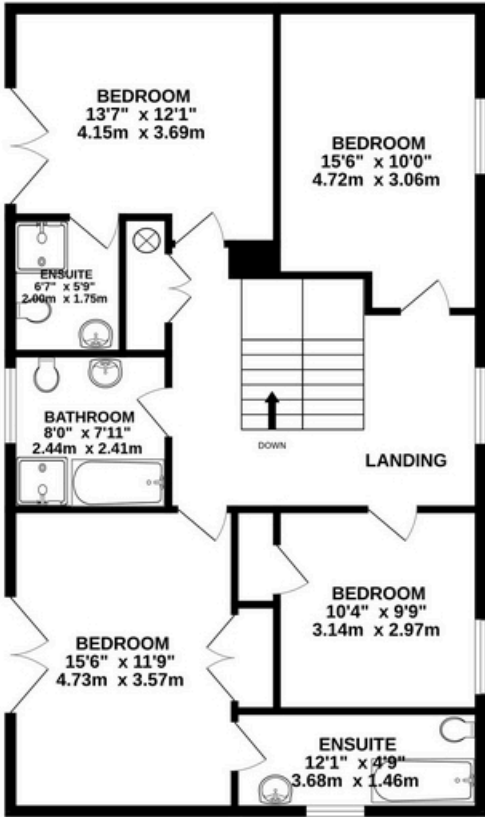


Floorplan

GROUND FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 2343 sq.ft. (217.6 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.
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Property Information

Tenure: Freehold

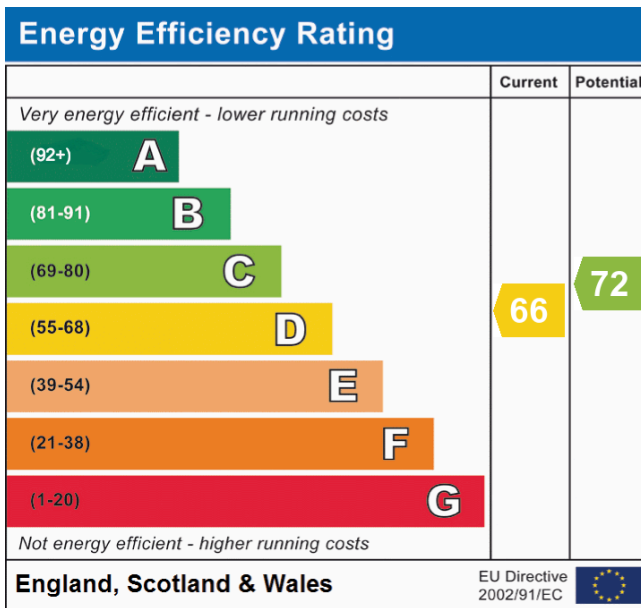
Council Authority: Cornwall

Council Tax Band: G

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

Mobile Signal: Best network Three – (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.

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