



25 Broad Street, Truro, TR1 1JD
£425,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Stunning period townhouse
- Favoured road, central yet peaceful
- Beautifully presented & full of character
- Breathtaking modern rear extension
- Three bedrooms, large family bathroom
- Three reception room, WC
- Sunny enclosed rear garden
- Rear garage/workshop
- No onward chain



A truly stunning period townhouse in a favoured road in central Truro. Beautifully presented characterful accommodation with a breathtaking modern rear extension and an enclosed sunny garden and garage to the rear. Excitingly available with no onward chain.



The Property

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Entering the property a tiled floor entrance vestibule provides access to the reception rooms and has a useful downstairs WC with designer tiling and recess storage. A doorway opens to the first two reception rooms which have been opened to create a gorgeous open plan sociable space with exposed floorboards throughout but retaining some division with a wooden trim block archway between. The front reception room lends itself to being a comfy and cosy living area with a beautiful bay window with fitted shutters to front aspect and a lovely cast iron fireplace with tiled hearth and ornate wooden mantle above. The second reception area can be a really adaptable space which is currently utilised as a playroom but could be a seating area or perhaps a study if required again with a feature fireplace and particularly nice recessed built-in storage either side.

Two shallow steps rise to the rear extension which is one of the most breathtaking examples of this type of room we have ever seen. The 25ft x 14ft space provides a perfect open plan kitchen, dining, family space with engineered oak flooring throughout, an entire wall of exposed brickwork and two large roof lights above pouring in natural light. The kitchen is fully fitted with high quality two-tone units with a huge central island with solid granite worktop providing breakfast bar seating and having an integral Belfast sink. There is plenty of storage here with the benefit of integrated appliances including a dishwasher, washing machine, wine fridge, fridge/freezer and large gas range cooker with extractor above. To the rear of the room there is ample space for a large dining table and soft seating if desired with a near full width bi-fold door opening to the rear creating that perfect inside/outside feel.



Stairs rise from the entrance hallway to the first floor split-level landing providing access to all three bedrooms and the family bathroom. The main bedroom is a large double with sash window to front aspect and picture rail. The second bedroom is to the rear which is a small double with sash window to rear with a leafy outlook and picture rail. The third bedroom is a good sized single bedroom with sash window to front aspect, picture rail and ceiling rose. The family bathroom is a great size offering a luxurious 'hotel-like' feel with mosaic tile flooring and designer tile walls. There is a fully fitted quality Victorian style four-piece white suite with a large walk in shower, basin, WC and large roll top bath in front of a rear sash window.

To the front of the property there is a small tiled terrace with granite and tile steps leading to the front door. The rear garden is a delightful space and a good size given the city centre location. A lower slate tiled terrace with outside lighting flows seamlessly from the rear extension with steps rising to the lawned area with fitted bench seating enjoying day round sunshine. This whole area is enclosed by high fencing and has a leafy green backdrop with a gated storage area to the rear. There is also a single garage/workshop to the rear with power and light which is accessed via a shared rear lane. In terms of parking this is unrestricted on the street in front.

We are incredibly proud to present this wonderful home to the market – offering the perfect blend of old and new from a sought after location. Excitingly available with no onward chain and wholeheartedly recommended.





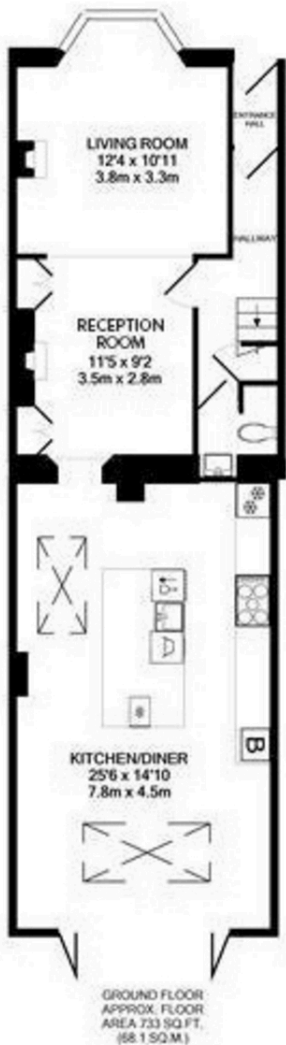
The Location

Located towards the end of popular Broad Street in the Moresk area of Truro on an attractive row of period townhouses. This is a wonderful location offering a peaceful leafy atmosphere whilst being close to the city centre. You can walk into town in less than ten minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school. Several green spaces are close as well with Tremorvah Playing Field being just up the road as well as Daubuz Moors a short walk away. Driving North out of town you can be on the A30 in around 10 minutes and there are excellent transport links with trains and 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



1ST FLOOR
APPROX. FLOOR AREA 439 SQ. FT. (40.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1172 SQ. FT. (108.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 here have not been tested and no guarantee as to their operability or efficiency can be given.

Property Information

Tenure: Freehold

Council Authority: Cornwall

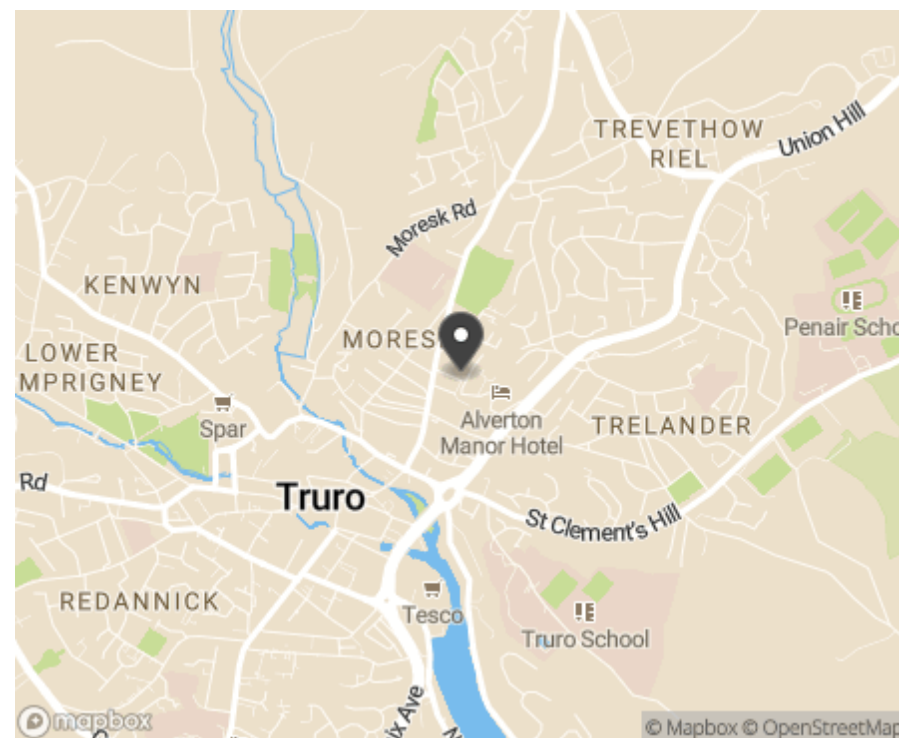
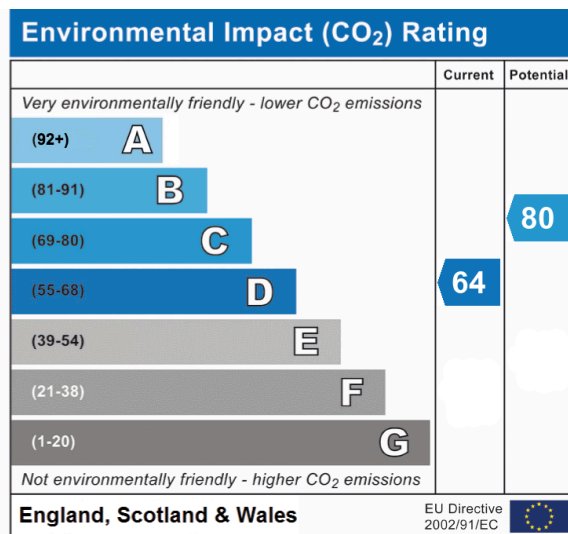
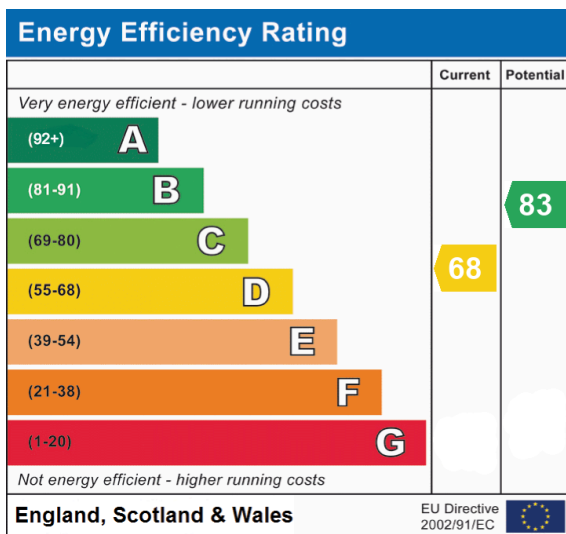
Council Tax Band: C

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: The property is in a conservation area.



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.

