



51 Gwarak Tewdar, Truro, TR1 2FL  
£450,000

# Key Features

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- Popular development - minutes from the city centre
- Modern house with countryside views
- Immaculately presented throughout
- Four bedrooms, principle en-suite, family bathroom
- Large kitchen, separate utility, wc, lounge and dining room
- Beautifully landscaped rear garden
- Driveway parking for up to 2/3 vehicles
- Single garage and EV charger
- Video tour available



*An immaculately presented, detached, 4 bedroom, 2 reception room modern family home in a pleasant elevated position overlooking green space. Benefitting from landscaped garden, wonderful countryside views, driveway parking for multiple vehicles and a single garage.*



# The Property

A truly lovely, modern, four bedroom detached house situated in an elevated position located on this popular development only a mile and a half from the city centre with beautiful countryside views and wonderful walks on the doorstep.

The accommodation measures circa 1,300 sq ft in total and is presented beautifully throughout. On the ground floor a spacious entrance hallway provides ample coat and shoe storage to then provide access to all downstairs areas of the home. The living room is a welcoming and cosy room, with a window overlooking the green space to the front. The second reception room, which is currently being used as a formal dining area could be used as an office space, second sitting room or indeed 5th bedroom if required. This room has a window overlooking the cul de sacs green space and countryside beyond. Off the hallway is an impressive open plan kitchen with doors leading out to the rear garden, separate utility and WC. From the hallway, a turning staircase leads to a good size landing which provides access to all four bedrooms and the fully fitted three piece family shower room. The principle bedroom is a great size, with a window overlooking the rear garden and benefits from an en-suite shower room. Bedrooms 2 and 3 are both good size doubles and have stunning views across to the countryside. Bedroom 4, which is currently being used as an office, shares the same view and would easily house a single bed and wardrobes.

To the front, is tarmac and brick paved driveway for 2/3 vehicles, a raised decking seating area to take in the outlook and side access to the rear of the house. To the rear is a superbly landscaped and well planted low maintenance garden - the garden feels lovely and private and also houses a large outdoor timber frame gazebo dining area with tiled design roof.

If you are looking for a low maintenance, spacious family home in a great location with fantastic garden, wonderful views and plenty of parking then look no further!









# The Location

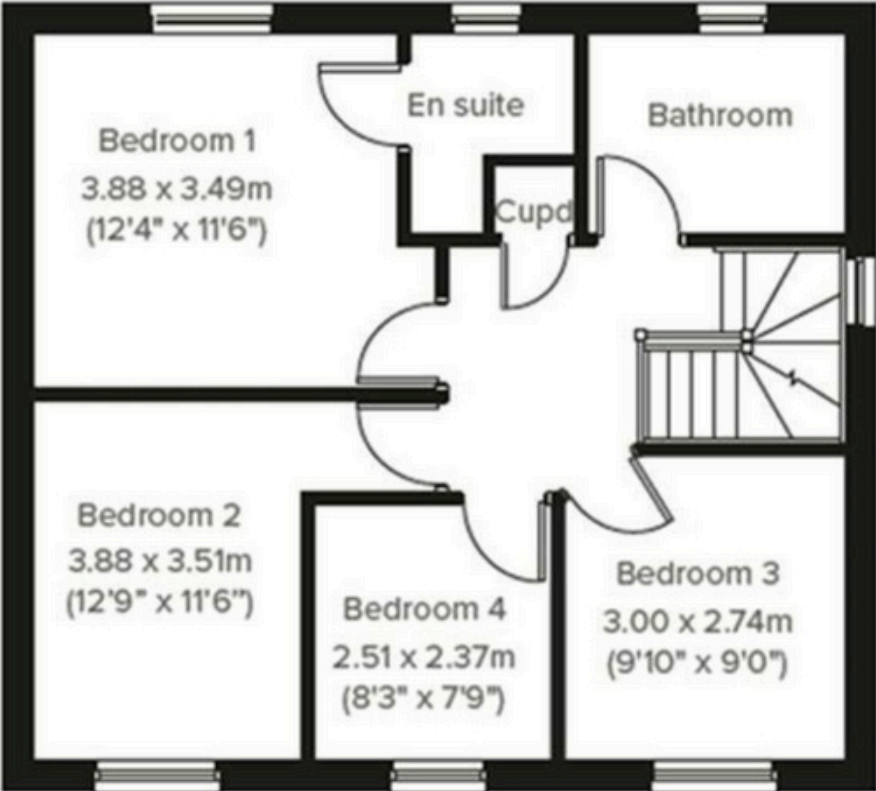
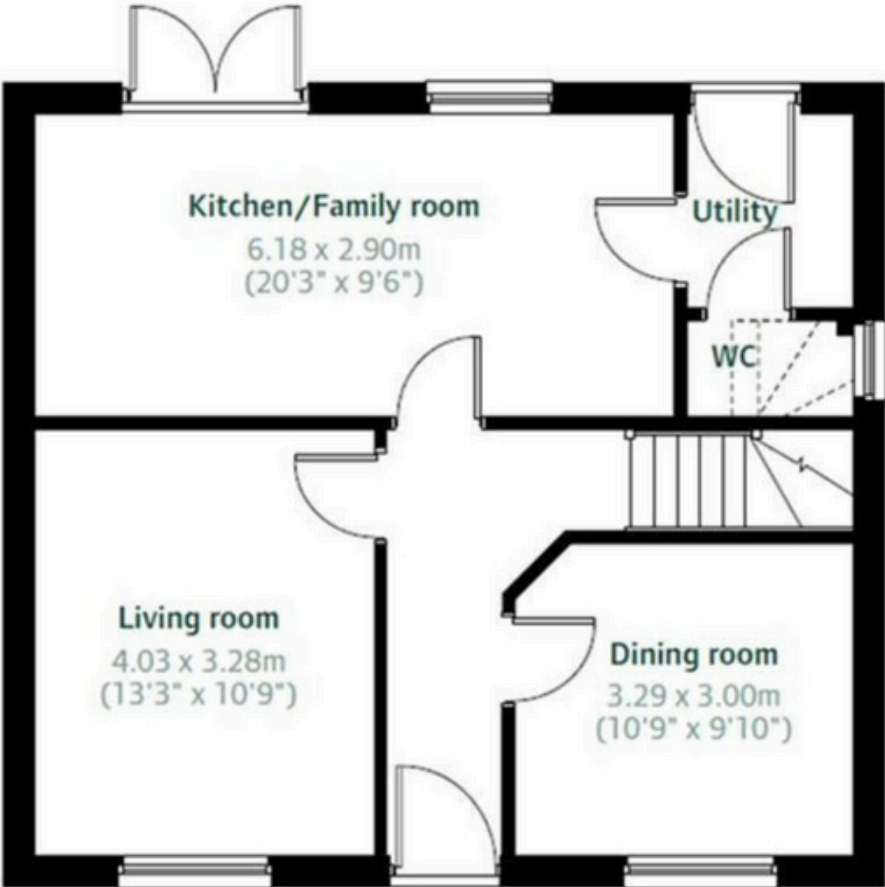
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Copperfields is a modern estate built within the last 10 years that has proven to be a very popular place to live. This is a great blend of peaceful residential living on the edge of gorgeous countryside whilst only being a half a mile (15 minute walk) 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.



# Floorplan



# Property Information

Tenure: Freehold

Estate Charge: £245 per annum.

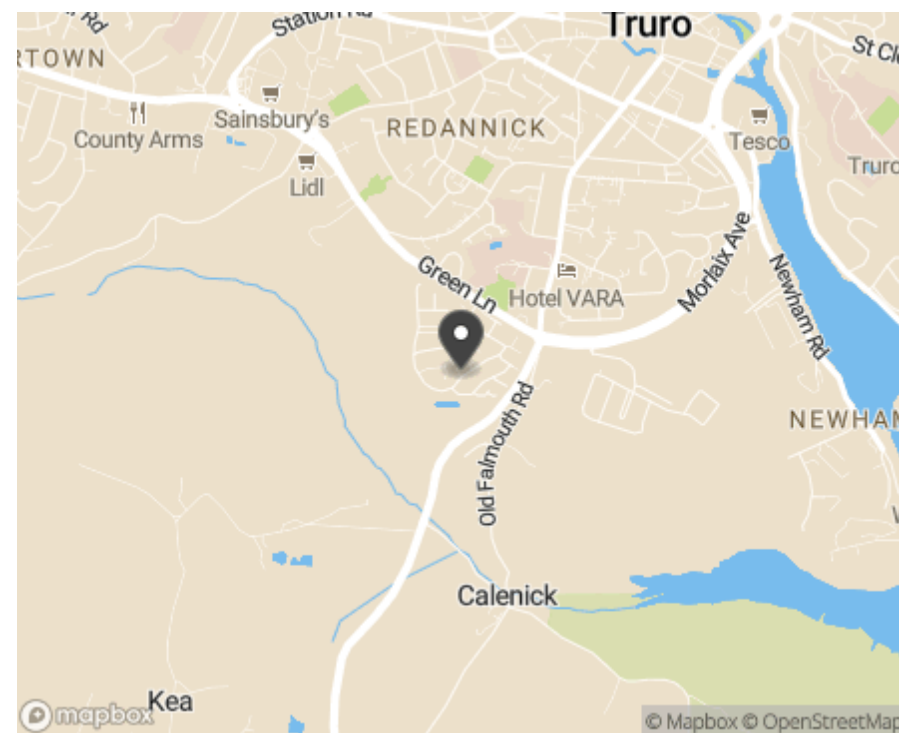
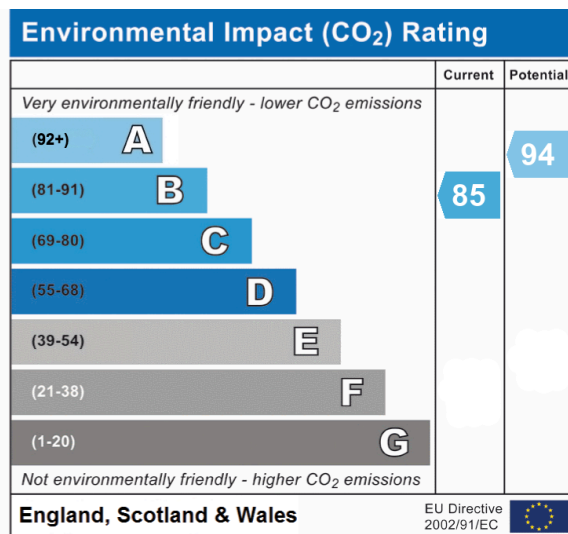
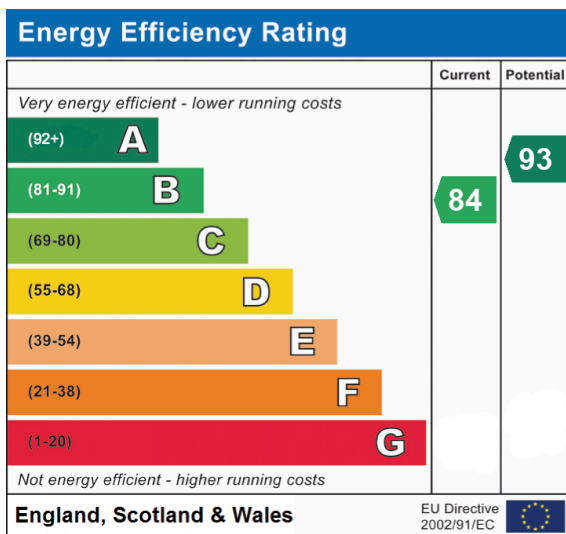
Council Authority: Cornwall

Council Tax Band: E

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

Mobile Signal: Best network – EE (good indoor & 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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