3 Burley Close, Truro, TR1 2EP

£650,000

JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Substantial 2,700 sq ft detached five-bedroom home
- Quiet setting within easy walking distance of Truro city centre
- Spacious & versatile accommodation arranged over three levels
- Generous sitting room, separate dining room, kitchen/diner, utility
- Beautifully landscaped south-facing gardens
- Double garage & extensive driveway parking
- No onward chain
- Video tour available

A substantial detached five-bedroom home extending to approximately 2,700 sq ft, with two bathrooms, beautifully landscaped south-facing gardens, double garage and driveway parking, all within easy walking distance of Truro.

The Property

Set within a quiet residential close on the edge of Truro, 3 Burley Close is a substantial detached home extending to approximately 2,700 sq ft, with five bedrooms, two bathrooms and a particularly versatile layout arranged over three levels. Add in the beautifully landscaped south-facing gardens, double garage and generous driveway parking, and this is a home that offers an exceptional amount of space in a surprisingly convenient setting.

The accommodation has been thoughtfully arranged to make the most of the sloping site, with the principal living spaces occupying the ground floor, three bedrooms on the lower ground floor and a further bedroom suite on the first floor. This creates a natural separation between the living and sleeping accommodation while giving the house a wonderfully spacious feel.

The entrance hall provides a welcoming introduction, with stairs leading to both the lower ground and first floors. From here, the scale of the property quickly becomes apparent, with a particularly impressive sitting room forming the heart of the home.

The sitting room is a generous and comfortable space, with plenty of room for several seating areas and a contemporary fireplace providing a natural focal point. At one end, a striking glazed seating area projects towards the garden, with extensive windows and angled glazing drawing in an abundance of natural light. A door leads onto the balcony, creating a lovely elevated connection with the gardens beyond.

From the sitting room, a wide opening leads up a short flight of steps to the separate dining room, giving the space a subtle sense of separation while still feeling closely connected. This is another excellent-sized room, comfortably accommodating a large dining table and benefitting from a change in level that helps define the space, making it particularly well suited to entertaining while still allowing each room to retain its own character.

The kitchen/diner is equally generous, fitted with a good range of contemporary cabinetry, contrasting worktops and integrated appliances. There is plenty of room for a substantial dining table, and the space can be accessed either from the entrance hall or directly from the living area, enhancing the natural flow of the ground floor. A door leads directly onto the same balcony as the sitting room, creating a seamless indoor-outdoor connection and an excellent space for morning coffee or evening drinks.

Also on this level is Bedroom 5, currently used as a study. Its position away from the main bedroom accommodation makes it ideal for working from home, although it could equally be used as a fifth bedroom, hobby room or additional reception space. A WC, utility room, side door to the garden and useful internal access to the garage complete this floor.

The lower ground floor is largely dedicated to the bedroom accommodation, with three further double bedrooms and the very spacious family bathroom arranged around a central hallway. Bedroom 1 is particularly impressive, with generous proportions and a distinctive glazed projection overlooking the garden creating a lovely relaxed seating area within the principal suite. Bedrooms 3 and 4 provide two further comfortable rooms, offering plenty of flexibility for family or guests. There is also a door opening to the rear providing direct access to the garden from this level.

The first floor provides a further private bedroom suite. Bedroom 2 is a generous room with a useful walk-in wardrobe and its own bathroom, while the Velux window brings plenty of natural light into this peaceful upper-level retreat. This could easily be considered the principal suite offering further versatility to the home.

Outside is where the property really begins to distinguish itself. The south-facing gardens have been carefully landscaped into a series of distinct spaces, with shaped lawns, mature hedging, ornamental trees and natural stone retaining walls creating a wonderfully established feel.

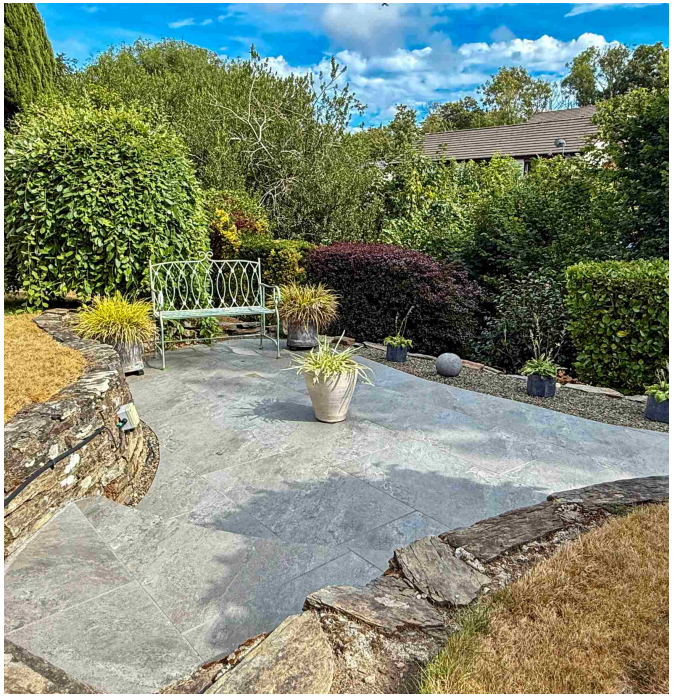
Immediately outside the house is a generous terrace, perfectly positioned for outdoor dining and entertaining. Further seating areas have been created amongst the mature planting, giving plenty of opportunities to follow the sun throughout the day and enjoy different parts of the garden.

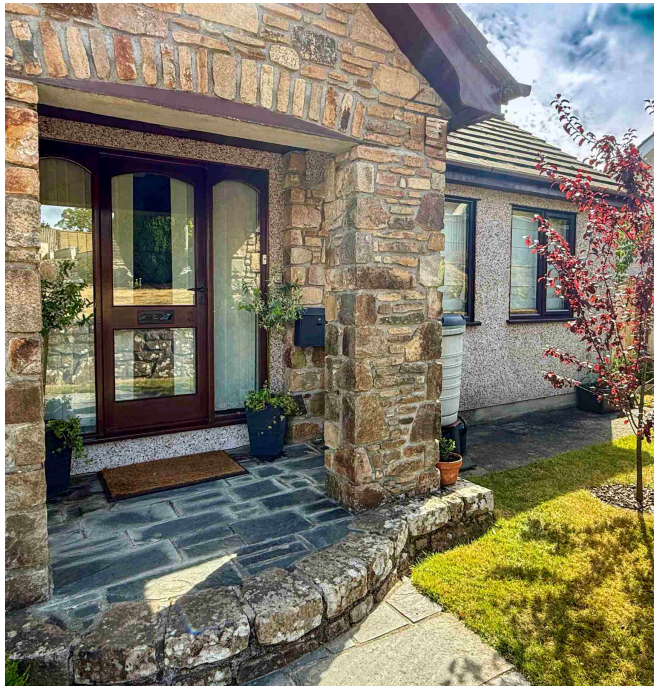
Towards the lower part of the garden, a slate pathway winds through the established greenery alongside the stream. It is a wonderfully peaceful corner of the property, with the sound and movement of the water adding another dimension to the garden and creating a surprisingly secluded feel considering how close the house is to Truro.

The front of the property provides extensive brick-paved parking and access to the substantial double garage, offering excellent additional storage and flexibility for workshop, hobby or practical use. The property further benefits from Solar PV panels which supplement the electricity bill greatly and even provide a tidy yearly income.

Ultimately, it is the balance that makes 3 Burley Close particularly appealing. At approximately 2,700 sq ft, this is a genuinely substantial home with five bedrooms, two bathrooms and exceptionally generous living accommodation. Yet it is the relationship with the garden that gives it much of its character - from the seating areas and balcony access to the mature planting, terraces, natural stonework and stream running alongside the lower garden.

And despite the peaceful setting, the centre of Truro remains within easy walking distance. It is a rare combination of scale, privacy, gardens and convenience, offering considerably more space without having to move away from the city. Excitingly available with no onward chain.





The Location

Burley Cloe is a fantastic address in central Truro – a collection of detached residences built around 1980 to 1990 each with large plots and individuality from one another. It enjoys an incredibly peaceful atmosphere thanks to its private cul-de-sac position but with the convenience of the city on your doorstep. You can walk into town in less than 10 minutes to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school, Truro High School and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be at the hospital in less than 10 minutes on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

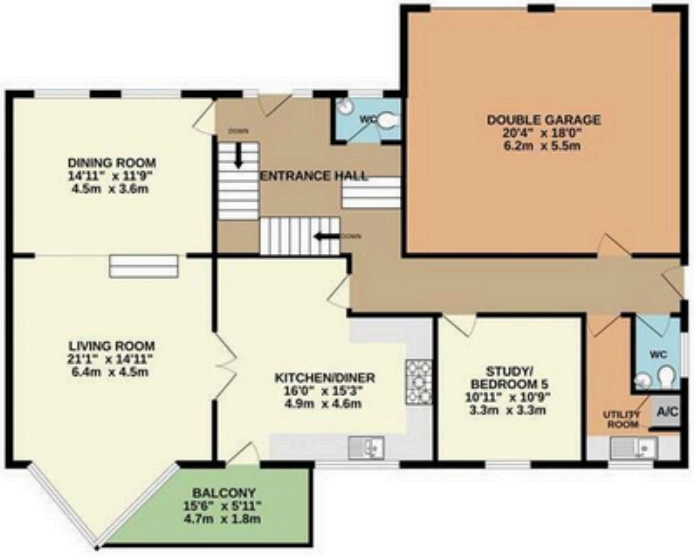
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned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

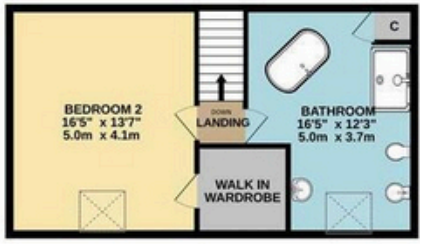
Floorplan

LOWER GROUND
768 sq.ft. (71.4 sq.m.) approx.

GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.





TOTAL FLOOR AREA : 2731 sq.ft. (253.8 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

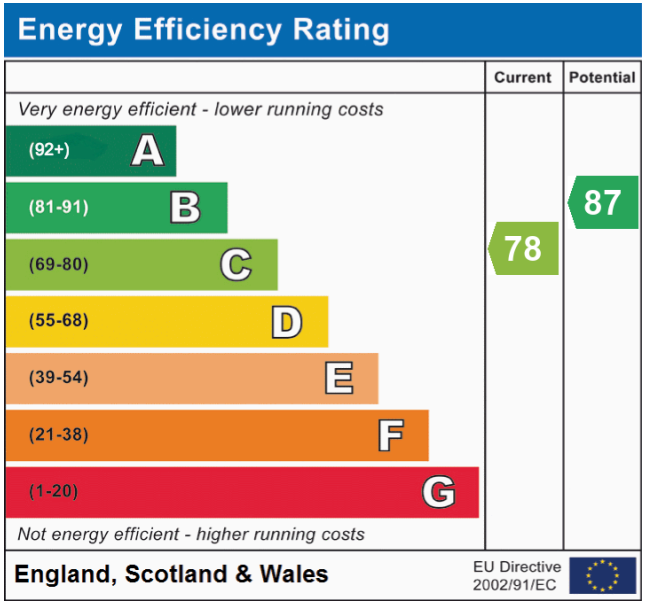
Council Authority: Cornwall

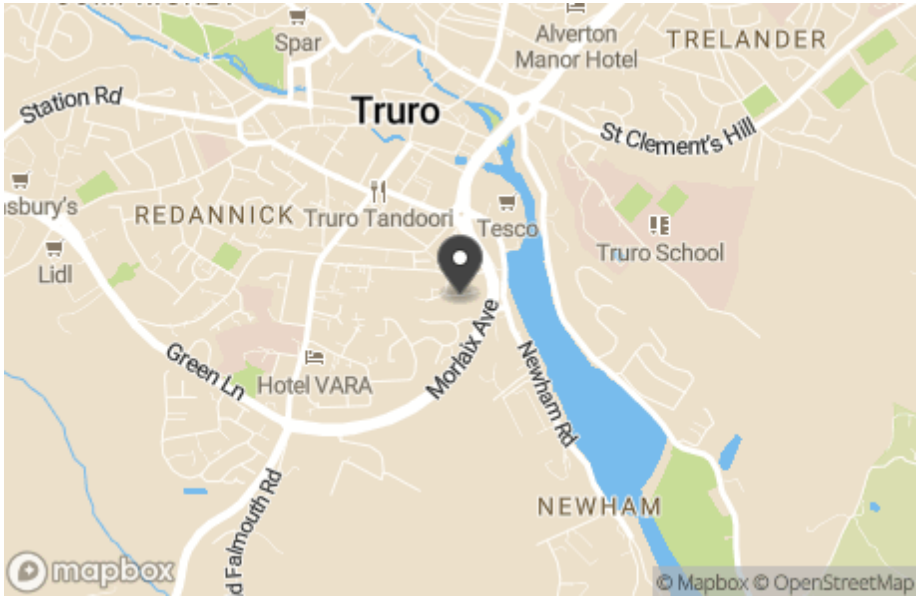
Council Tax Band: F

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

Mobile Signal: Best networks Three & Vodafone – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.





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