

Dromana, 1 Tremorvah Crescent, Truro, TR1 1NL

£625,000

JAMES CANE

THE TRURO ESTATE AGENT

# Key Features

- Substantial detached 1950's house
- Half a mile, ten minute level walk from city centre
- Gorgeous green surroundings
- Generous and flexible near 1,800 sq ft accommodation
- Five bedrooms, three bath/shower rooms, three reception rooms
- Large corner plot, front and rear gardens
- Lots of driveway parking plus garage







*A substantial detached family home in a gorgeous green setting, located only half a mile from the city centre. Five bedroom, three reception room, three bath/shower room accommodation complete with large gardens, garage and lots of driveway parking.*



# The Property

Dromana offers a wonderful opportunity to purchase a substantial detached family home in gorgeous green surroundings whilst only being a short and level 10 minute walk to the city centre. This 1950's built property provides just under 1,800 sq ft of accommodation offering five bedrooms, three bath/shower rooms and three reception rooms complete with large front and rear gardens, a garage and lots of driveway parking.

Entering the property a light entrance hallway provides access to a spacious, fully fitted kitchen/diner with central island providing the perfect hub of the home and enjoys double opening doors to the rear garden as well as a useful separate utility room. In the other direction there is a generous living room with dual aspect windows and feature fireplace which then leads to a rear hallway. This area currently provides a great sized quiet study/play room with a bathroom but has great scope to become annexe accommodation if needed and would enjoy its own access to the rear. To the first floor there are five bedrooms in total – three doubles and two good sized singles with a master en-suite and second shower room.



















The corner plot nature of the property affords lots of outside space, particularly given the central location and is enclosed by established trees and beds wrapping the space in a green blanket in all directions. There are great sized front and rear gardens providing lawns, paved patios and a decked seating area enjoying total privacy and day round sunshine. To the front there is driveway parking for several vehicles and a single garage set just slightly down from the driveway entrance.

For those looking for a perfect family home with plenty of space inside and out, whilst being close to the convenience of the city yet within beautiful surroundings then look no further!









# The Location

Tremorvah Crescent really does offer the best of several worlds. This is peaceful living with bird song in gorgeous surroundings whilst being only half a mile, or a 10 minute level walk, to the city centre. Located on the North/East side of the city this position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading 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/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach 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.



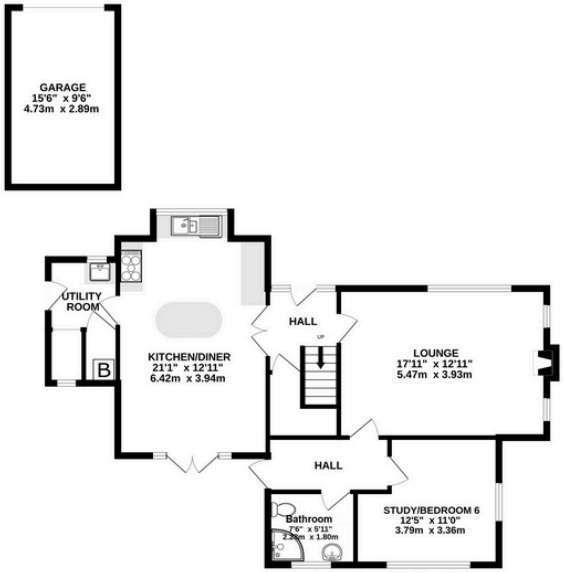




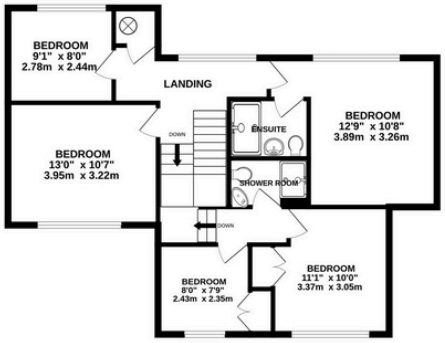


# Floorplan

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.




1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.

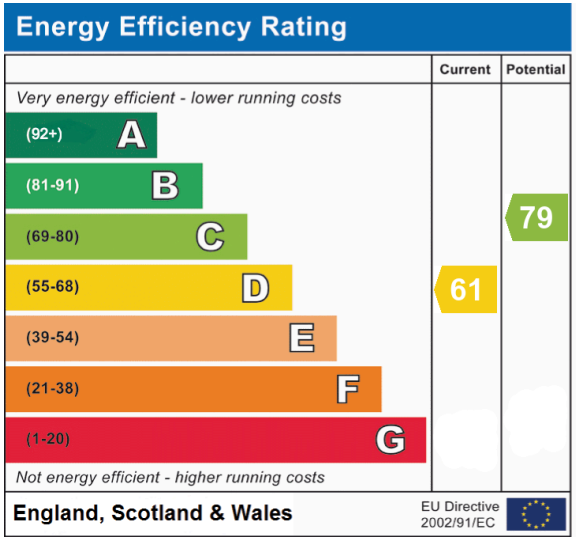


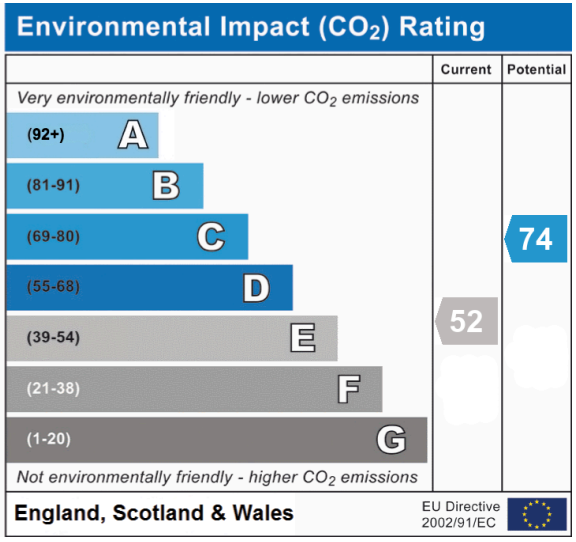

TOTAL FLOOR AREA : 1768 sq.ft. (164.3 sq.m.) approx.

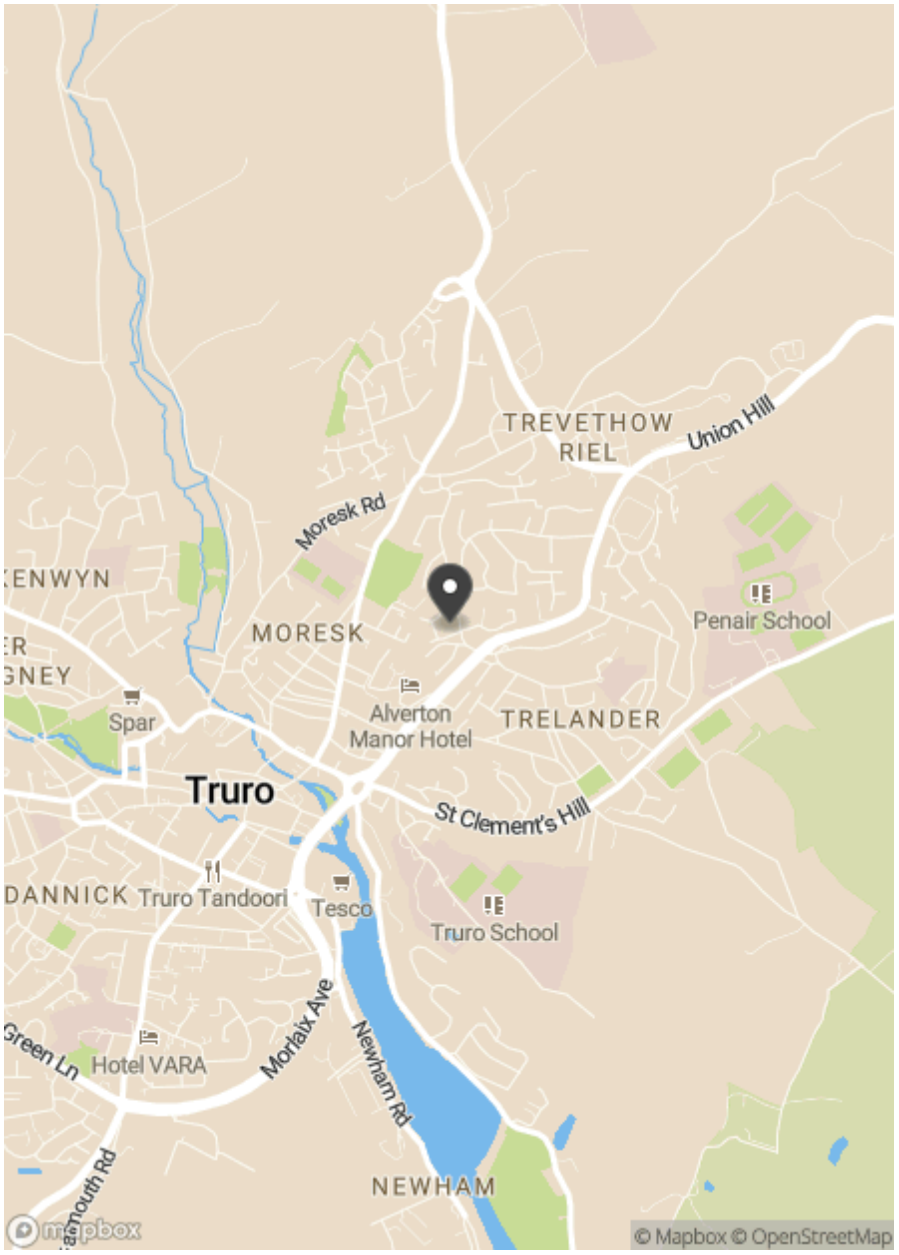
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Externally: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.




Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preperation 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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