



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8818

£850,000

7 Arundell Place,
Truro, Cornwall, TR1 2BQ

FREEHOLD



An exemplary, beautifully presented and extended 4 bedroomed detached house situated at the end of a quiet cul-de-sac yet just a short walk to the city centre. With a stunning, contemporary kitchen, 2 spacious reception rooms, a study, 2 en-suite bedrooms, a level lawned rear garden, driveway parking for several vehicles and a double garage. The perfect family home with the city's amenities on your doorstep.





SUMMARY OF ACCOMMODATION – In all, about 2,161sq.ft.

Ground Floor: reception hall, sitting room, sunny open-plan kitchen/breakfast/dining room, wc, utility, study.

First Floor: landing, principal en-suite bedroom with walk-in wardrobe, bedroom 2 with en-suite shower room, 2 further bedrooms, family bathroom.

Outside: double garage, driveway parking for several vehicles, rear sun terrace and lawned rear garden.

SPECIFICATION

Since their purchase our clients have taken the property back to its bones, extending and refurbishing:-

- Stripped the house back to its shell – all walls replaced or replastered;
- Moved the stairs from the front to the back of the house and family bathroom back to front – improving flow and entrance;
- Replaced porch and pivoted entrance to front adding wide external stairs and sweeping retaining wall;

- Rewired entire house, Cat 6 wiring throughout, security cameras professionally installed;
- Replumbed entire house – underfloor heating upstairs and down (individual Heatmiser Neo control in every room and system can also be controlled remotely via an App) – new Worcester Bosch boiler;
- Added new kitchen, new utility, new office and new principal bedroom suite with walk-in wardrobe and en-suite;
- Added en-suite to bedroom 2;
- Cornish engineered Tregothnan oak flooring by Aspen & Ash to entire downstairs;
- Included Italian Fabbian Rombo spotlights throughout downstairs;
- Widened and improved driveway;
- Installed new limestone paving around entire house;
- Replaced all windows and doors – wood grain effect sash windows to front and wood effect Residence 7 windows and patio doors to rear;
- All bathrooms exclusively Porcelanosa tiling (walls and floor) and Villeroy & Boch;
- Kitchen features Neff appliances, Quooker Fusion all-in-one tap with Cube, Norwegian Labrador Granite worktops and wrap around island. Kitchen units are from German brand Rotpunkt and feature woodgrain both internally and externally;
- Sitting room – new limestone fireplace and Chesney woodburning stove;
- 60ft plus rear garden with new lawns to the front and rear.



LOCATION

7 Arundell Place is centrally situated within Truro and is within walking distance of the city centre. All of the facilities of Truro are literally on your doorstep and Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained the reputation as Cornwall's best served and most varied evening entertainment centre with a large variety of different restaurants and bars, along with a cinema and the successful Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store.

Truro is also ideally situated for sporting activities with several good quality golf clubs nearby, a sports centre with swimming pool, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes' drive to either the north coast for surfing or the Carrick Roads, on the south coast, for sailing.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the driveway, limestone paved steps descend to the front door with frosted windows to either side and which opens to:-

RECEPTION HALL. A wide and welcoming entrance with frosted windows to either side, turning staircase to the first floor, opening to the semi open-plan kitchen/breakfast/ dining room and door to:-



WC. With patterned tiled flooring, heated towel rail, contemporary wc with concealed cistern, wall mounted small wash basin with vanity unit under.

From the reception hall, door to:-

SITTING ROOM – 19'7" x 11'2". A beautiful double aspect room with uPVC double glazed sash window overlooking the front garden/driveway and patio doors opening to the limestone paved sun terrace and overlooking the garden. Chesneys contemporary woodburning stove set upon a slate hearth with contemporary stone surround.



From the reception hall, double width opening to:-



DINING ROOM – 19'7" x 11'3". A beautiful and spacious room with uPVC double glazed sash window overlooking the front/driveway and a broad opening to the:-

KITCHEN / BREAKFAST ROOM – 17'4" x 14'3" max wall to wall. A simply stunning beautifully appointed and highly specified Rotpunkt kitchen/breakfast room with handleless soft close base units under a dark granite worktop. Large central island with matching worktop with white gloss soft close handleless drawers to one side whilst the other side serves as a breakfast bar. Integrated Neff appliances include a microwave, an oven with warming drawer under, a dishwasher, fridge, freezer and, on the central island, a ceramic hob with built-in extractor fan. Inset stainless steel double width Clearwater 1½ sink with Quooker tap. Inset display shelves, patio doors opening to the sun terrace and two sets of uPVC double glazed windows with matching granite sills which overlook the garden.



From the kitchen/breakfast room, door to:-

UTILITY ROOM. A spacious room with Velux skylight, two doors opening to the front driveway and the rear garden respectively, built-in soft close gloss handleless cupboards with space for a washer/dryer. Door to:-

STUDY – 11'3" x 9'1". A spacious and light study with Velux skylight and double windows overlooking the front driveway.

From the reception hall, a turning staircase ascends to:-



FIRST FLOOR

LANDING. With loft access hatch and doors to:-



PRINCIPAL BEDROOM – 14'3" x 11'2". A spacious and light double bedroom with vaulted ceiling with Velux skylight and a uPVC double glazed window overlooking the rear garden with glimpse of the cathedral spire in the distance. Door to:-

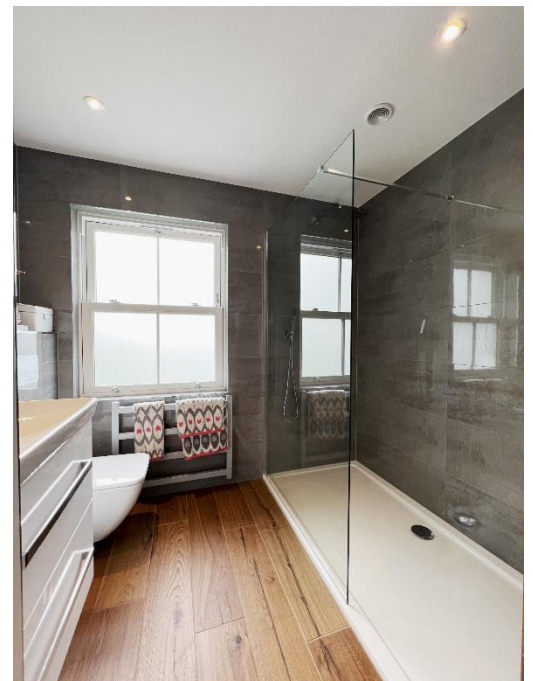
WALK-IN WARDROBE. Nolte wardrobe with Velux skylight and built-in shelving with hanging rails and drawers. Door to:-



EN-SUITE SHOWER ROOM. A beautifully appointed and highly specified fully tiled shower room with double length shower tray with glass screen and additional rain shower head, heated towel rail, contemporary cantilevered wash basin with two storage drawers under, contemporary wc with concealed cistern, opaque glass double glazed window overlooking the rear garden.

BEDROOM 2 – 13'3" x 11'2". A spacious and light double bedroom with a uPVC double glazed window overlooking the sun terrace, the rear garden and with a glimpse of the cathedral spire in the distance. Door to:-

EN-SUITE SHOWER ROOM. A beautifully appointed and highly specified fully tiled shower room with double length shower tray with additional rain shower head, heated towel rail, contemporary cantilevered wash basin with two storage drawers under, contemporary wc with concealed cistern, uPVC sash window overlooking the front garden.



BEDROOM 3 – 11'3" x 9'6". A spacious and light double bedroom with uPVC double glazed window overlooking the side of the property and built-in wardrobe with hanging rail and shelving.



BEDROOM 4 – 11'3" x 9'8" max wall to wall. A light double bedroom with uPVC double glazed sash window overlooking the front/driveway.

FAMILY BATHROOM. A beautifully appointed and highly specified fully tiled family bathroom with panelled bath with shower head attachment, contemporary cantilevered wc with concealed cistern, cantilevered double length wash basin with soft close vanity drawer under, heated towel, sash window.



OUTSIDE

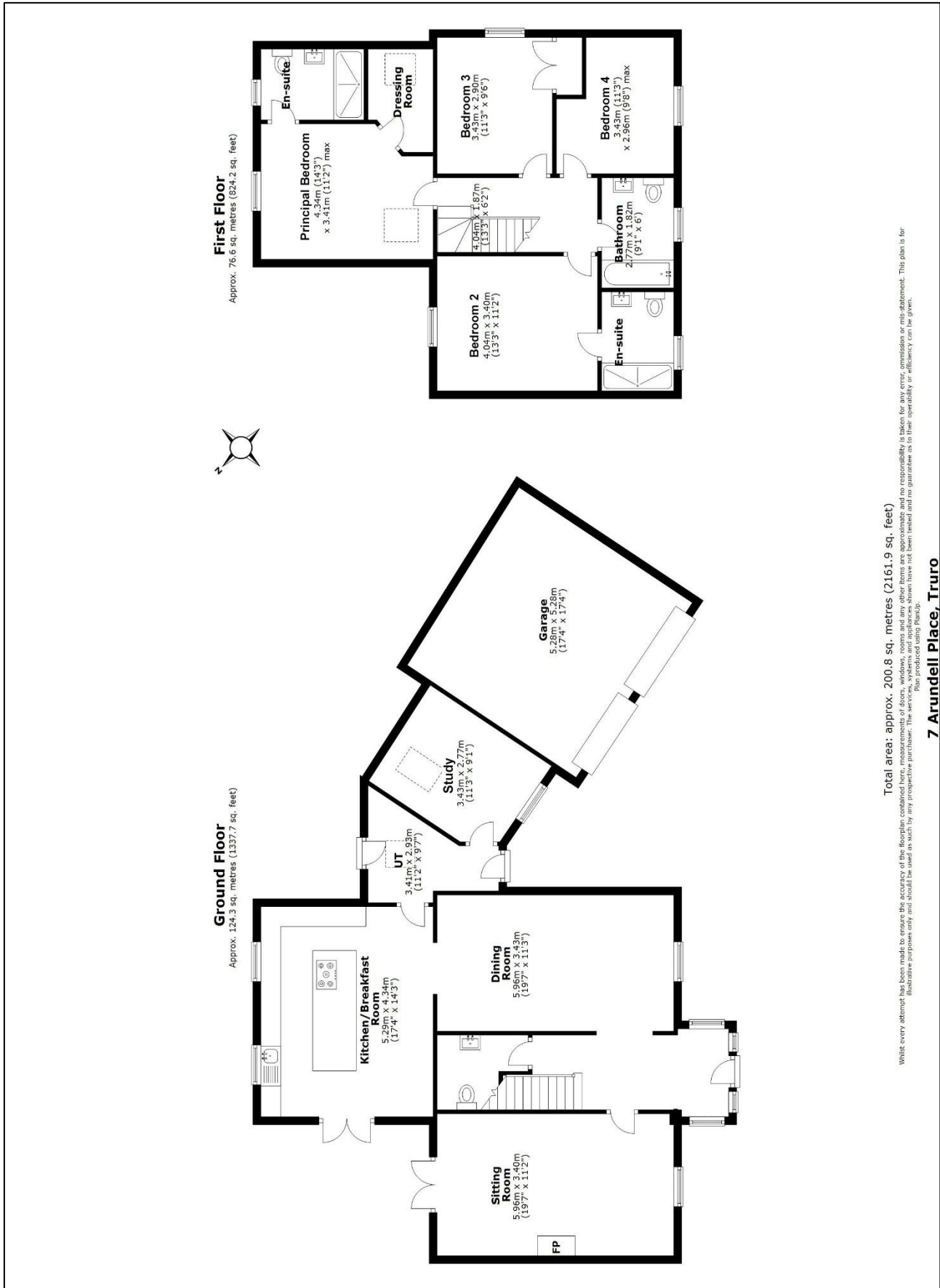
To the front of No. 7 the driveway provides parking for several vehicles with a gravelled area to one side. From the driveway a small flight of limestone paved steps lead to a door which opens to the utility room. The driveway also provides access to:-

DOUBLE GARAGE – 17'4" x 17'4". With two up and over doors, exposed roof trusses which provide extra storage, Worcester boiler and Tempest hot water cylinder.

To the rear, a deep limestone paved sun terrace adjoins the level lawned rear garden and provides plenty of space for outside entertaining and alfresco dining whilst offering a good deal of peace and privacy. To the side of the sun terrace, a limestone paved pathway leads to the rear door into the utility room beside which is an outside shower.



Not to scale – for identification purposes only.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR1 2BQ.

SERVICES – Mains water, drainage, electricity and gas. Underfloor heating.

COUNCIL TAX BAND – F (see www.mycounciltax.org.uk).

DIRECTIONS – From the Lillicrap Chilcott office on Lemon Street, proceed up the hill passing The Thomas Daniell Inn on your right hand side and the Lander monument on your left as this turns into Falmouth Road. Take the left hand turn onto Park View and then take the first left hand turn onto Arundell Place where No. 7 can be found at the end in the bottom right hand corner.

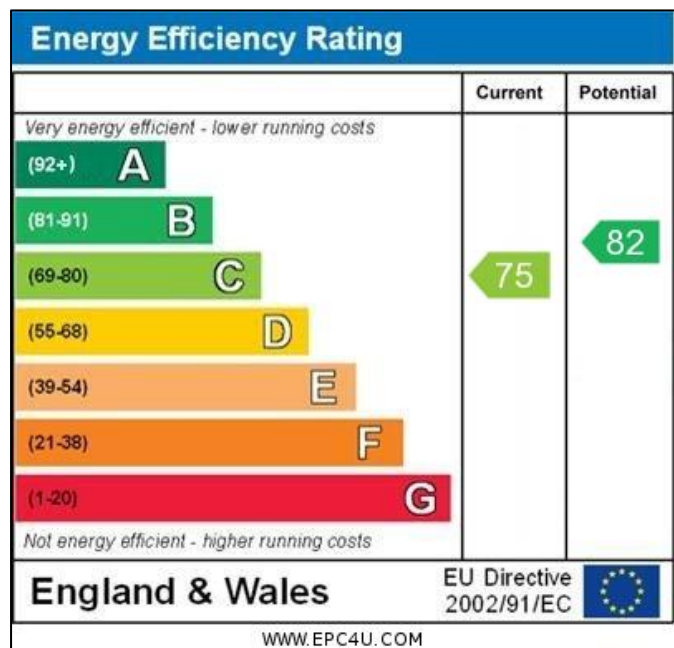
AGENT’S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

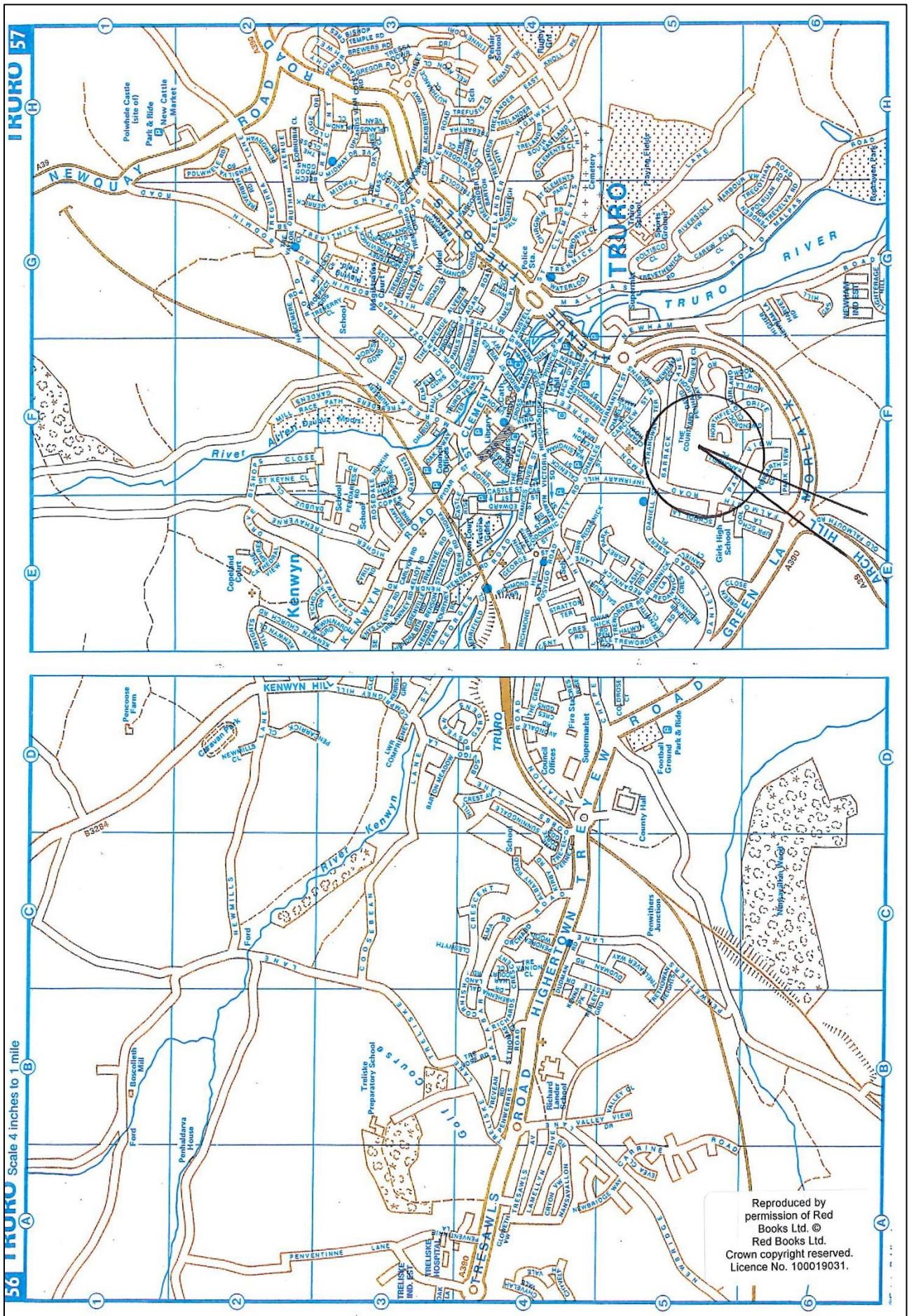
AGENT’S NOTE 2 – The access road is legally owned by 6 Arundell Place but the owners of 6, 7 , 8, 9 and 10 Arundell Place all have a right of way over and obligation to pay 1/3 of the maintenance costs towards the road.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme





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