



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9190

Offers around £520,000

150 Treffry Road,  
Truro, Cornwall, TR1 1WE

**FREEHOLD**



**Available for the first time since it was built in 2008 is this spacious, beautifully maintained and appointed 4 bedroomed detached home enjoying broad frontage, gated driveway and an elevated outlook in this highly regarded and convenient location moments from the city centre and its facilities.**



## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** reception hallway, cloakroom/wc, kitchen, utility room, dining room, living room.

**First Floor:** principal bedroom with dressing area and en-suite, 3 further bedrooms and family bathroom.

**Outside:** fully enclosed gardens with patio and lawn.

## **DESCRIPTION**

No. 150 has been in the same ownership since completion in 2008 and is set in a prominent position in this highly regarded development on the outskirts of Truro.

The house offers generously sized, beautifully maintained and impeccably presented accommodation.

The light and spacious entrance opens into a good sized reception hallway with turning staircase to the first floor and a cloakroom/wc.

The principal reception room is triple aspect with windows to the front and side and large patio doors opening out onto the rear sun terrace and gardens. The kitchen is located to the rear of the house and is well appointed with an archway opening out into the utility area with a doorway to the gardens.

The current owners opened the kitchen and dining room up to create a more light and spacious area with an archway opening into the dining room which also has access to it from the main hallway and an outlook over the front of the house.

The first floor is approached from a turning staircase which opens onto the landing with large airing cupboard and access into the loft.

The principal bedroom is of particularly generous size with an elevated outlook from the front enjoying some rural views, a dressing area with fitted wardrobes and cupboard space and an en-suite shower room/wc.

There are three further good sized bedrooms and well appointed family bathroom which is of a good size.

To the outside, the house is set in a prominent position with a small area of garden to one side and double wooden gated access onto a good sized brick paved parking area for 2-3 vehicles. There is a detached double garage set to one side with separate up and over metal doors and plenty of roof storage space.

The rear garden is on two levels with a full width paved patio area and steps leading up to a level lawned area with some tree and shrub borders. The gardens are particularly private and of a generous size with outside courtesy lighting and tap.

**No. 150 is a compelling opportunity to own a very well proportioned, beautifully maintained and spacious home with excellent garaging and parking in this highly regarded development close to Truro and with excellent communication links.**

## **LOCATION**

The position of Treffry Road on the northern outskirts of the city is particularly good. With very easy access to a good range of local schools, Waitrose and the further facilities that the city has to offer make this an enviable location.

As Cornwall's administrative business and shopping centre Truro offers a wide range of facilities. There is a comprehensive range of sporting activities with golf clubs, sports centre, squash club, two tennis clubs, rugby and football clubs all in the area and within 15 minutes' drive there is both the north coast for surfing and the south coast for sailing making this the perfect location to cater for most people's requirements.

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

Covered entrance into:-

### **RECEPTION**

**HALLWAY.** Radiator, turning staircase.

### **CLOAKROOM.**

Comprising low level wc, wall mounted wash hand basin, frosted glazed window to the front, radiator.

**LIVING ROOM – 20' x 12'4".** A triple aspect room with windows to the front, side and patio doors out to the rear garden. Two radiators, coved ceiling. Gas fireplace in stone surround and hearth.



**KITCHEN – 14' x 8'6".** Large window overlooking the rear garden. With a comprehensive range of base and eye level cream fronted units, complementary worksurfaces, 1½ bowl stainless steel single drainer sink unit with mixer taps, tiled splashbacks, Whirlpool double oven, four ring gas hob with extractor over, Bosch fitted dishwasher, radiator.



Archway through to:-

**UTILITY ROOM – 8'6" x 5'2"**. Plumbing for automatic washing machine and dryer. Base and eye level units, single bowl sink unit with mixer taps over. Doorway through to rear garden. Radiator.

From the reception hall, doorway opens into the dining room and there is also access from the kitchen.

**DINING ROOM – 11'4" x 11'2"**. Window overlooking the front, radiator, coved ceiling.

From the hallway, turning staircase to the:-

### **FIRST FLOOR**

**LANDING.** Radiator, access to loft space, airing cupboard housing the hot water tank.

**PRINCIPAL BEDROOM – 11'7" x 11'2"**. Window to the front with some far reaching rural outlook, coved ceiling, radiator. Archway through to:-

**DRESSING AREA.** Shelved inset cupboard and a further range of fitted wardrobes. Radiator, frosted glazed window to the rear.



**EN-SUITE SHOWER ROOM.** Comprising large shower cubicle, low level wc, pedestal wash hand basin, tiled splashbacks, radiator, frosted glazed window to the rear.

**BEDROOM 2 – 12'6" max x 11' max.** Window to the front enjoying some far reaching rural outlook, coved ceiling, radiator.



**BEDROOM 4 – 9' x 8'7".** Window to the front taking in some far reaching rural views. Radiator, coved ceiling.

**BEDROOM 3 – 10'9" x 8'9"**. Window overlooking the rear garden, coved ceiling, radiator.



**FAMILY BATHROOM.** Modern suite in white comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin, tiled splashbacks, frosted glazed window to the rear, radiator.

### OUTSIDE

A lawned area to the front driveway with double timber gates through to side garden and parking area.

**DETACHED DOUBLE GARAGE – 18'3" x 18'.** With separate up and over metal doors, power and light connected. Roof storage space.

Access to the rear garden is either from the living room, utility room or either side of the house. There is a paved patio sun terrace area with half height retaining wall and steps leading up to upper lawned area which is level and of a good size with some tree and shrub borders. Outside courtesy lighting and tap.



Not to scale – for identification purposes only.

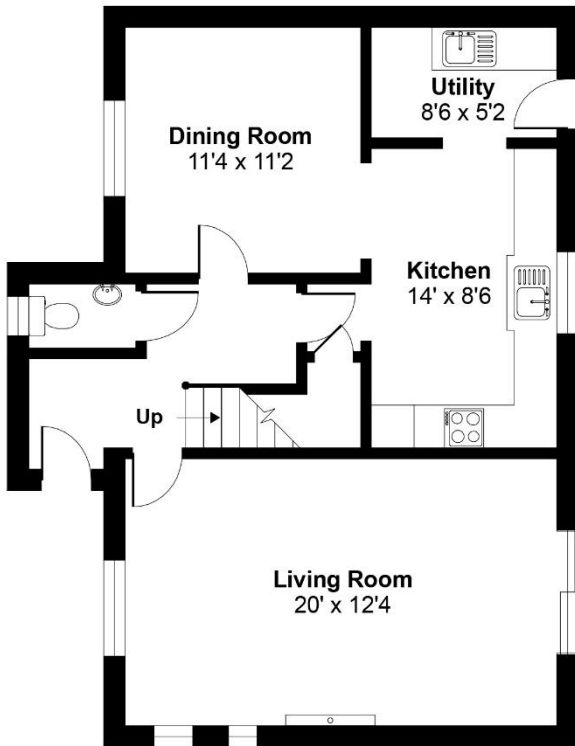
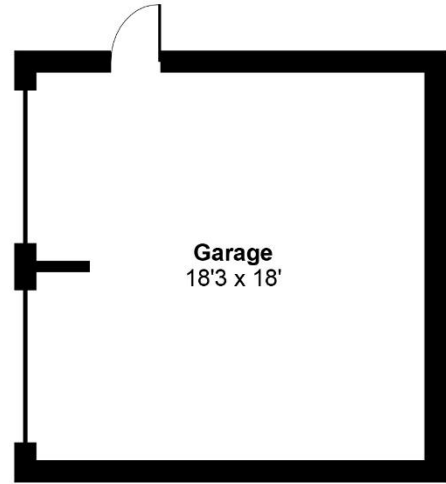
### Treffry Road, Truro

Approximate Area = 1394 sq ft / 129.5 sq m

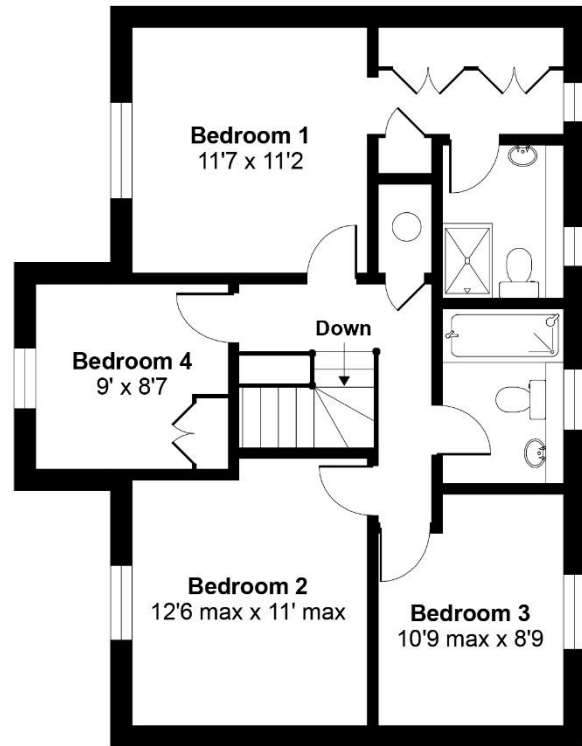
Garage = 330 sq ft / 30.6 sq m

Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## 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 1WE.

**SERVICES** – Mains water, drainage, electricity and gas.

**COUNCIL TAX BAND** – E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** – From the A39 (Newquay Road) on the north side of Truro take the exit from the roundabout onto Bodmin Road which then becomes Treffry Road. Proceed downhill to the bottom and turn left at the T-junction following the road along and No. 150 will be found after a short distance on the left hand side.

**AGENT'S NOTE** – 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.

**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

