



Birch House



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Cornelius Drive, Truro, TR1 1GU

City Centre - 0.5 mile

**An exceptional, contemporary,
detached city centre home.**

- No Onward Chain
- Entrance Hallway, Two Cloakrooms
- Sitting Room
- Family Bathroom
- Freehold
- Exquisitely Presented
- Kitchen/Breakfast & Utility Room
- Four Bedrooms (1 en-suite)
- Office/Gym, Gardens, Parking
- Council Tax Band F

Guide Price £699,950

SITUATION

Birch House stands within an exclusive development of individually designed executive homes conveniently located close to the centre of Truro city

Renown for its attractive cobbled streets, riverside walks and magnificent Cathedral, Truro offers a comprehensive range of supermarkets, boutiques, cafes, bars, restaurants and the Hall For Cornwall along with range of professional and health services and exception private and state schooling.

On the fringe of the city there are larger retail outlets and a county hospital. There are excellent links from the city railway station which is on the London Paddington Line. Newquay airport offers daily flights to London and many other national and international destinations.



DESCRIPTION

Birch House was Constructed in 2016 to very high specification by reputable builders Messrs Gilbert & Goode. The attractive exterior finish is of Lantoom Quarry Stone and Western Red Cedar Cladding. This exquisitely presented, spacious, detached family home offers the epitome of contemporary living with solid oak doors, partial underfloor heating with Neo Hub zonal System.

The handsome broad doorway with glazed side panel leads into entrance hallway where there is Amtico English Oak Flooring and a double cloaks cupboard. On the ground floor level there is a spacious dual aspect sitting room with French doors and Juliet balcony along with a stylish Nordpeis wood burning stove upon a slate hearth. The cloakroom and bedroom two, complete this floors accommodation.

Cream porcelain tiles run through the lower ground floor where there is a cloakroom, utility room and half glazed double doors leading into the impressive kitchen/breakfast room. The kitchen has a comprehensive range of hand less cabinets from Kettle Kitchens Of Fowey with Bianco White Quartz work surfaces incorporating a sit up breakfast bar and Integral appliances include a dishwasher, fridge and freezer, Stoves stainless steel range cooker and canopy hood extractor. French doors with glazed side panels open into the rear garden.

The light and airy first floor boasts vaulted ceilings throughout with a galleried landing, two airing cupboards, and three bedrooms. The majority of bedrooms have fitted glass and mirror wardrobes with the master bedroom having a stylish en-suite shower room with double walk in shower hidden cistern toilet and wall hung wash basin.

The contemporary bathroom has attractive tiling, bath with glass shower screen, hidden cistern toilet and wall hung wash basin.

OUTSIDE

The property has driveway parking to the side allowing parking for two vehicles. Steps lead down to the garden at the rear where there is an enclosed fenced garden with slate chip pathways, lawn garden, paved sun terrace and useful undercroft with French doors, power and light, ideal for office, Gym or additional storage.

SERVICES

All mains services connected, gas fired central heating. Partial underfloor heating.

VIEWINGS

Strictly by appointment by Stags (Truro Office) on 01872 264488.

DIRECTIONS

Proceed out of Truro on Tregolls Road turning left at the traffic lights into Trevithick Road. Turn right into Penhaligon Court proceed into Cornelius Drive and Birch house is the third property on the right.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

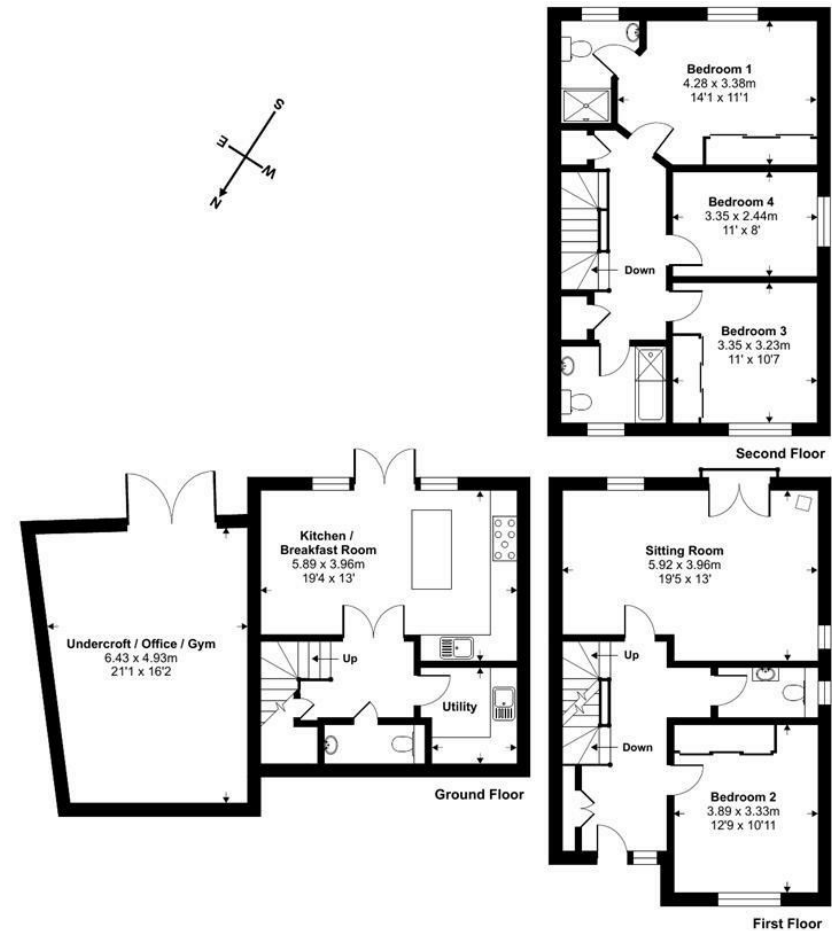
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1575 sq ft / 146.3 sq m
 Outbuilding = 308 sq ft / 28.6 sq m
 Total = 1883 sq ft / 174.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2022. Produced for Stags. REF: 890380



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