



3, Wayfarer Road



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, Truro, TR1 3GG

Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

Substantial four/ five bedroom detached family home set on the edge of this popular development overlooking mature trees and countryside.

- Detached Executive Style House
- No Onward Chain
- Garage & Parking
- Freehold
- Four/ Five Bedrooms (Master En-Suite)
- Extended Accommodation
- Landscaped Gardens
- Council Tax Band E

Guide Price £540,000

LOCATION

The property is ideally located within easy reach of Treliske Hospital, Richard Lander School, and Truro and Penwith College, making it perfectly placed for families and professionals alike. Truro City, the commercial capital of Cornwall, offers a vibrant mix of amenities including a wide range of independent and national retailers, pubs, cafés, bars, and restaurants, as well as a five-screen cinema and the renowned Hall for Cornwall Theatre. With excellent transport links and a welcoming community atmosphere, Truro provides the ideal blend of city convenience and Cornish charm.

DESCRIPTION

Substantial detached family home with countryside views set on a private road overlooking mature trees and open countryside. This beautifully presented detached family home offers both privacy and tranquillity within easy reach of local amenities.

Beautifully maintained throughout, the property features a spacious open-plan living area designed for modern family life, complemented by a recently fitted contemporary kitchen with high-quality finishes and integrated appliances. A recent rear extension has created a stunning garden room, flooding the home with natural light and providing the perfect space to relax while enjoying views of the landscaped garden. This is a substantial and stylish home that perfectly balances elegant design with everyday comfort, ideal for those seeking generous living space in a peaceful, semi-rural setting.



ACCOMMODATION

Step into a welcoming entrance hall that leads effortlessly into a bright and airy open-plan kitchen and dining area, the true heart of the home. The sleek, fully fitted kitchen features high-end integrated appliances, quartz worktops, and ample space for family gatherings or entertaining guests. Full-width bifold doors open out to a private, landscaped garden, creating a seamless indoor-outdoor living experience. An elegant garden room, thoughtfully added by the previous owner, provides additional reception space, enhancing the already impressive open-plan living and dining area.

Upstairs, you'll find four well-proportioned double bedrooms, including a luxurious principal suite complete with fitted wardrobes and a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, while large windows throughout flood the home with natural light.

DIRECTIONS

Leaving Truro towards Threemilestone via Highertown, at the roundabout turn left into Newbridge Lane and then left again into Landerslee Drive where Wayfarer Road can be found immediately on the right hand side.

OUTSIDE

The beautifully landscaped, low-maintenance garden complements the home's modern design and provides the perfect setting for relaxation or entertaining. A sleek patio area, ideal for al fresco dining or evening drinks, flows directly from the bifold doors creating the ultimate connection between indoor and outdoor living. The garden is framed by modern fencing for privacy and enhanced by ambient outdoor lighting for a warm, inviting atmosphere.

To the side of the property is a garage, off street parking for two cars and an EV charging point.

VIEWINGS

Viewings are strictly via Stags Truro office.

SERVICES

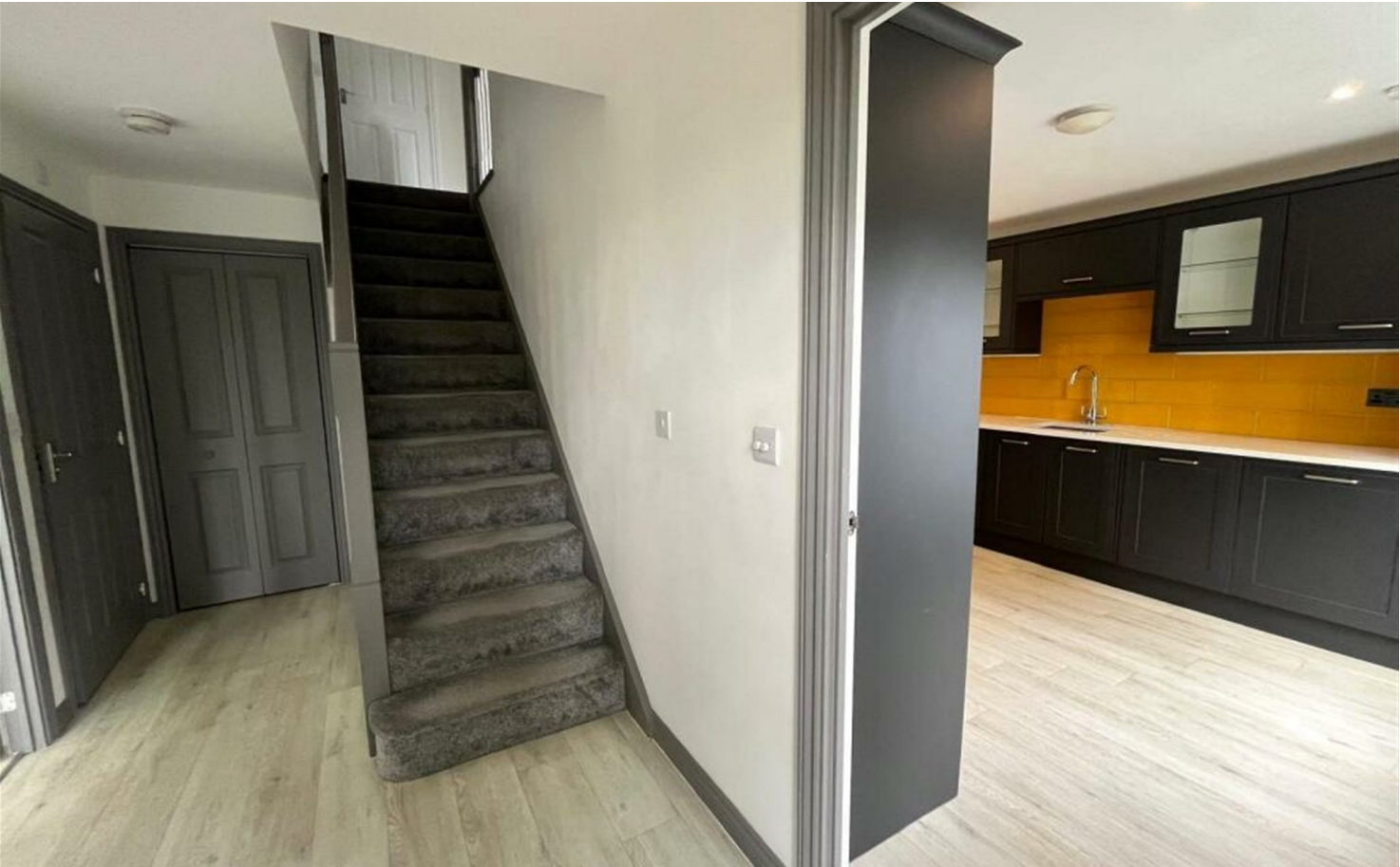
Mains water, drainage, gas, and electricity. Council Tax Band E.

Broadband: Basic up to 10 Mbps, Superfast up to 80 Mbps, Ultrafast up to 1800 Mbps (Ofcom).

Mobile phone: 02, Vodafone, Three and EE are all likely (Ofcom).

Council Tax Band - E (£3,007 pa) Flood Risk - Very Low. Listed Building - No. Conservation Area - No.

Satellite / Fibre TV Availability: BT & Sky (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

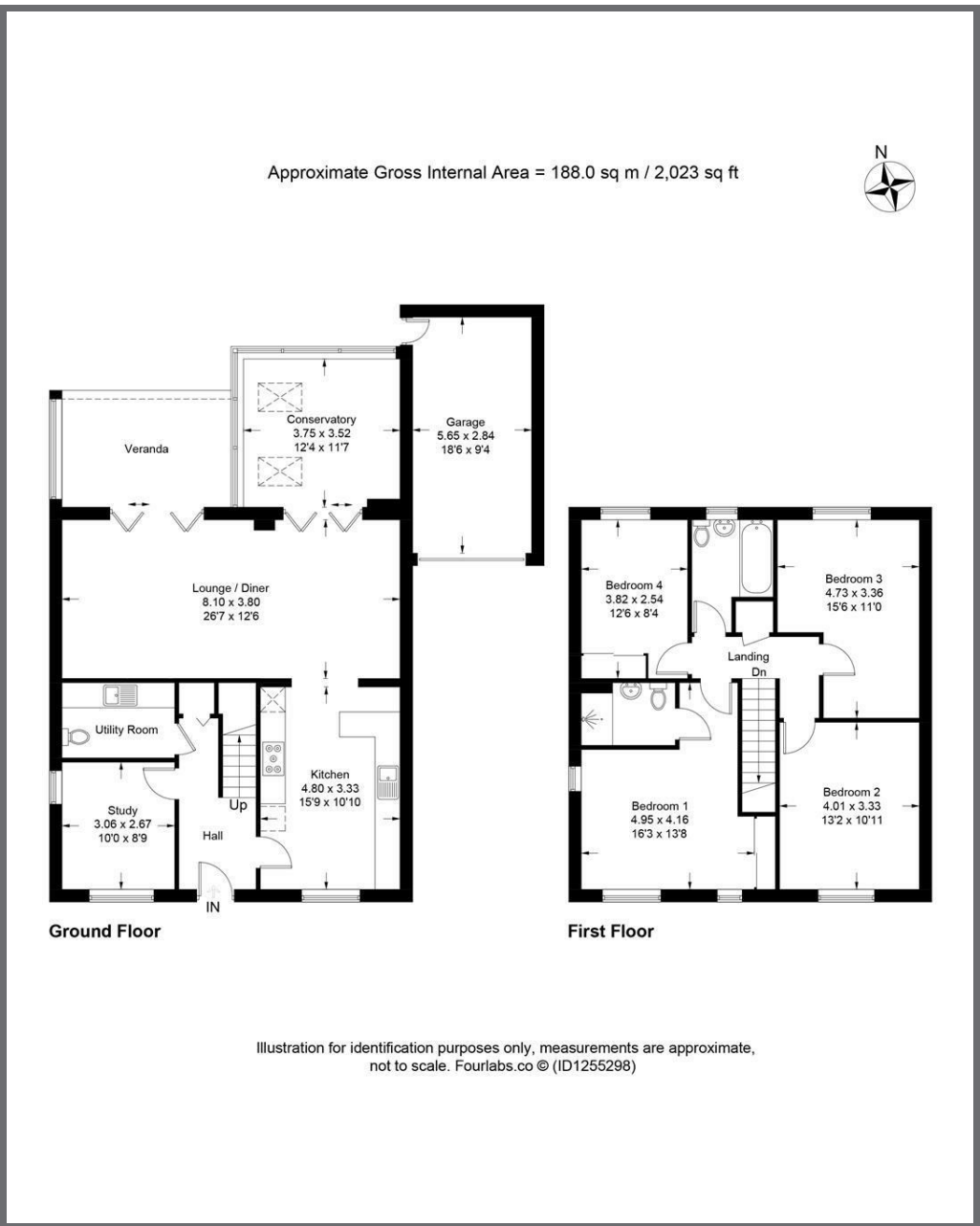


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Current	Potential
77	84

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