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26 Northfield Drive



Train station 1 mile Perranporth 11 miles  
Falmouth 11 miles Newquay 15 miles

## A detached family sized home occupying a generous plot within easy reach of the Truro centre.

- Period Detached House
- Three Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Upvc Double Glazing
- Gas Fired Central Heating
- Driveway & Garage
- Council Tax Band E
- No Onward Chain
- Freehold

Offers In Excess Of  
£325,000



### SITUATION

The property is located very centrally for Truro City centre. The ancient port and market town of Truro is situated in a valley at the head of a beautiful river bearing its name and is dominated by the splendid three spired cathedral which stands at its heart. Forming the retail, administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

Northfield Drive enjoys the convenience of a walk into its bustling heart where there is a wide variety of restaurants, bistros and pubs together with a cinema and the Hall for Cornwall where there is a changing programme of live music and theatre.

Public transport links are excellent with a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport.

### DESCRIPTION

26 Northfield Drive is a delightful, three bedroom detached house occupying a generous plot and boasting plenty of natural light throughout. This well proportioned property offers a fantastic opportunity for those seeking a comfortable family home in a prime location.

Upon entering the property, you are greeted by a hallway connecting the accommodation and creating a delightful flow to the home. The spacious lounge features a traditional bay window overlooking the front garden. There is a separate dining room to the rear which opens into the ample rear garden, this is a tranquil space with views overlooking the glorious gardens. The oak style kitchen is well fitted and accompanied by a very useful utility cupboard and downstairs WC. To the first floor the property boasts a spacious, white fitted bathroom and there are three bedrooms plus an extensive loft space with potential to convert, subject to the necessary consents, providing additional space to utilise as you wish.

Overall, this property offers a wonderful opportunity to acquire a spacious family home in a sought-after location, with plenty of character and charm.

### OUTSIDE

Externally, the property benefits from gardens to the front and rear with a generous rear garden, ideal for spending time outdoors with family and friends and enjoying afternoon sun. The gardens are mostly laid to lawn interspersed with mature shrubs, trees and established flower beds. There is a timber summerhouse towards the end and a metal outbuilding ideal for storage.

To the front off-road parking is available for several vehicles which leads to the side garage.

### SERVICES

Mains water, electricity and drainage connected. Gas central heating. Upvc double-glazed. Broadband: Standard up to 17 Mbps, Superfast available up to 80 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom).

### DIRECTIONS

From the Stags office at 61 Lemon Street proceed up Falmouth Road, take the left hand junction into Park View and continue along the road and follow it round the bend, taking the next left onto Northfield Drive. The property can be found on your right hand side after a short distance.

### VIEWINGS

Strictly by prior appointment with Stags Truro office.

### AGENTS NOTE

1. The property underwent a mudic concrete screening test in September 2025 and is considered suitable for mortgage lending purposes.
2. We understand the property is to be sold with a "possessory title" and would therefore encourage prospective buyers, prior to viewing to make enquiries with their mortgage lender to confirm suitability.



Approximate Area = 1247 sq ft / 115.8 sq m (excludes garage & includes wc)

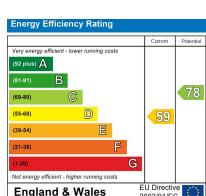
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.

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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.



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