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16 Northfield Drive



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

## A beautifully presented detached bungalow occupying a generous plot within easy reach of the town centre

- Recently upgraded
- Well-presented throughout
- Glorious gardens and south-facing patio
- Garden room
- Utility and cloakroom
- Garage and parking
- Easy access to town centre
- Excellent transport links
- Freehold
- Council Tax Band D

Guide Price £500,000



### SITUATION

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. 16 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

16 Northfield Drive is a beautifully upgraded and well-maintained 3 bedroom detached bungalow. Occupying a generous plot and boasting plenty of natural light throughout, this 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 porch before a hallway connecting the accommodation and creating a delightful flow to the home. The spacious lounge features a gas fire and large windows overlooking the gardens providing the perfect place to unwind after a long day. There is a separate dining room which opens into a garden room, this is a tranquil space with views overlooking the glorious gardens. The galley style kitchen is well fitted and accompanied by a very useful utility and WC area. The property boasts a spacious and beautifully fitted bathroom

with a stand-alone bathtub, perfect for relaxing in. There is also 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 and well-maintained family home in a sought-after location, with plenty of character and charm.

### OUTSIDE

Externally, the property benefits from beautiful gardens to the front and rear elevation with an exquisite south-facing patio area – ideal for spending time outdoors with family and friends. The gardens are mostly laid to lawn interspersed with mature shrubs, trees and established flower beds. There is a summerhouse and an outbuilding used as a workshop and storage space.

Off-road parking is available for several vehicles, and a good-sized garage is also included for your convenience.

### SERVICES

All mains services connected. Gas fired central heating.

### DIRECTIONS

From the SDtags office on Lemon Street proceed up Falmouth Road, take the left hand junction into Park View. 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.

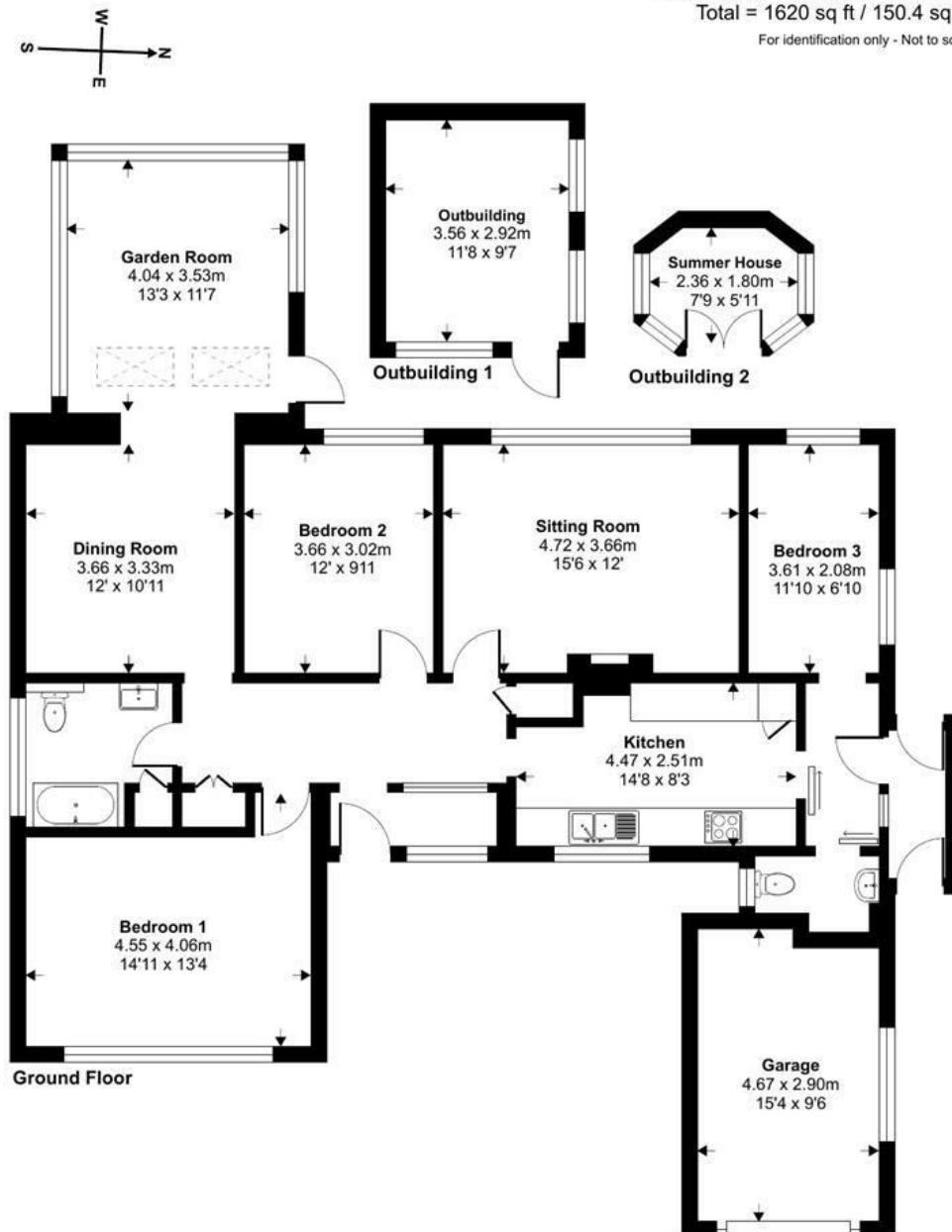


Approximate Area = 1467 sq ft / 136.2 sq m (includes garage)

Outbuilding = 153 sq ft / 14.2 sq m

Total = 1620 sq ft / 150.4 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
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These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(A1-A9)	<b>B</b>		80
(B1-B9)	<b>C</b>		
(C1-C9)	<b>D</b>		
(D1-D9)	<b>E</b>		
(E1-E9)	<b>F</b>		
(F1-F9)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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