



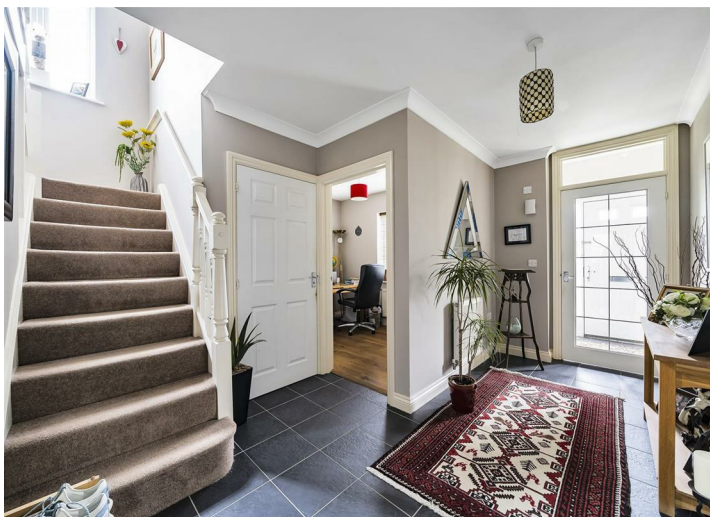
143 Treffry Road, Truro, TR1 1WE

Guide Price £560,000

An imposing, double fronted, 4/5 bedroom detached property boasting well proportioned accommodation, a detached double garage and landscaped rear garden, with plentiful parking. The property occupies perhaps one of the finest positions within this sought-after development in Truro, at the bottom of Treffry Road, which enjoys an outlook over an open area of lawn.

Key Features

- Prominent, double fronted, detached property
- Detached double garage
- Landscaped garden
- Excellent family home within close proximity of the city centre
- 4/5 bedrooms
- Favourable and particularly private position within sought-after development
- Plentiful parking
- EPC rating C



THE ACCOMMODATION COMPRISES

Paved pathway and steps with balustrading, lead to the:-

GABLED FRONT ENTRANCE PORCH

Exterior lighting, ceramic tiled flooring, radiator, panel-effect front entrance door with glazed side panels. Internal casement door opening into the:-

CENTRAL RECEPTION HALL

A well proportioned reception area with ceramic tiled flooring, coved ceiling, radiator and turning staircase rising to the part galleried first floor landing.

GROUND FLOOR CLOAKROOM/WC

Attractively appointed with a contemporary white suite comprising a low flush WC and wall mounted wash hand basin with tiled splashback. Ceramic tiled flooring, radiator, extractor fan.

LOUNGE

Window to the front elevation enjoying the attractive open outlook over the green and wooded area, beyond which is the railway line. Oak flooring, panelled ceiling, two radiators, telephone point, TV aerial socket, broadband connection. Double casement doors with bevelled glazing opening into the:-

DINING ROOM

Oak flooring, coved ceiling, radiator, sliding patio door overlooking and opening onto the deep and attractively landscaped and stocked rear gardens.

KITCHEN

Appointed with a comprehensive range of wall and base units with tall brushed steel handles and granite-effect worksurfaces between with complimentary tiled splashbacks. Four-ring Whirlpool gas hob with illuminated extractor canopy over. Stainless steel sink unit with mixer tap and cutlery drainer. Recesses with plumbing for washing machine and fridge unit. Eye level Neff double oven and grill with further cupboards above and below. Broad window to the rear elevation overlooking the gardens. Ceramic tiled flooring, radiator, casement door with bevelled glass to the:-

UTILITY ROOM

Door to the rear elevation, parking area and garaging with external canopy and glazed panel. Ceramic tiled flooring, further fitted wall and base units with inset stainless steel sink unit with recesses below for washing machine and tumble dryer. Space for tall fridge/freezer. Wall cupboard with Glow-worm gas fired boiler providing domestic hot water and central heating. Radiator, door to:-

LARGE WALK-IN UNDER-STAIR PANTRY

Ceramic tiled flooring, light, providing much useful storage.

STUDY

Window to the front elevation, again enjoying the attractive open outlook. Oak flooring, radiator.

FIRST FLOOR

LANDING

An extremely spacious landing, part galleried, with

panel-effect doors and moulded architraves to all upstairs rooms. Large airing cupboard with Megaflow pressurised hot water cylinder with immersion heater and linen shelving. Access to extensive loft area. Tall arched window at mid landing level. Radiator.

PRINCIPAL BEDROOM (ONE)

Broad window to the front elevation enjoying the open outlook, radiator, recess with fitted full height wardrobes, telephone point, TV aerial socket. Door to:-

EN-SUITE SHOWER ROOM/WC

Three-piece suite comprising a low flush WC, pedestal wash hand basin and broad walk-in fully tiled shower cubicle with mains-powered shower. Part tiled walls, obscure glazed window to the front elevation, radiator, extractor fan, shaver socket.

BEDROOM TWO

Another window enjoying the open outlook over the green, woodland area and railway line opposite. Radiator, TV aerial socket.

BEDROOM THREE

Window to the rear elevation overlooking the gardens, radiator, TV aerial socket.

FAMILY BATH/SHOWER ROOM

Attractively appointed with a white four-piece suite comprising a pedestal wash hand basin, low flush WC, panelled bath with handgrips and mixer tap and shower attachment, separate walk-in mains-powered shower cubicle. Obscure glazed window to the rear elevation, part tiled walls, extractor fan, radiator, shaver socket.

BEDROOM FOUR

Window to the rear elevation, radiator.

THE EXTERIOR

FRONT

A driveway continues to just one further house, with double gates providing access into Number 143's side and rear parking area.

FRONT GARDENS

Small and gravelled, but attractively stocked for ease of maintenance, with the gardens to the rear being the main area.

SIDE DRIVEWAY

Double timber gates with tarmacadam driveway and forecourt to the garaging, providing secure off-road parking for two/three vehicles. Exterior water tap, canopied porch with courtesy light to the utility room, security lighting to the:-

DETACHED GARAGE

A superb asset, with twin Gliderol roller doors, light and power connected and much over-head space for storage. Courtesy door to the side elevation.

REAR GARDENS

A particular feature of the property, comprising a large paved patio area with riven paving, ideal for al fresco dining and entertaining etc. Sliding patio door from the accommodation,

side storage area with outside power point. Lawn and paved pathway with pergola leading to the tall rear boundary, block and timber clad, providing a high degree of privacy and shelter. To the rear of the garage there is an extensive decked terrace with external power point and within the gardens there are various specimen trees and plants including ceanothus, palm, hydrangeas, olive tree and climbing roses etc.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

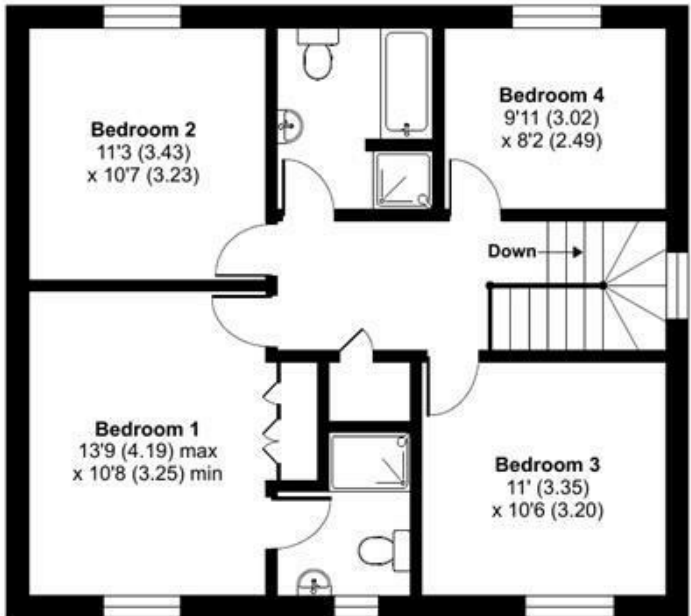
At the roundabout on the northern outskirts of Truro, take the exit signposted '20 zone' and proceed into Treffry Road. Proceed to the foot of the hill and at the T-junction turn left, and after a short distance the cul-de-sac for Number 143 will be found on the right-hand side. At the head of this cul-de-sac, you are facing a green and woodland area with Number 143 being situated in a choice position, the middle of three detached houses, directly overlooking the green and woodland area.



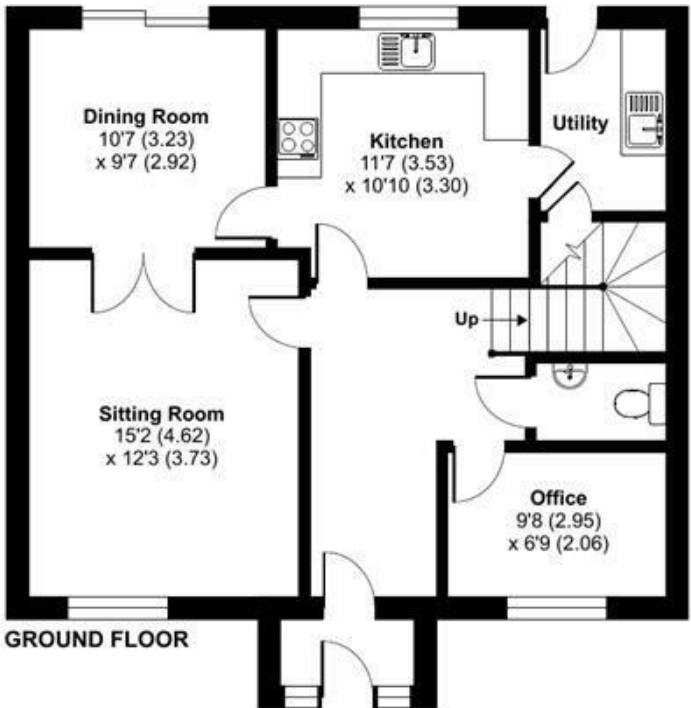
Floor Plan

Treffry Road, Truro, TR1

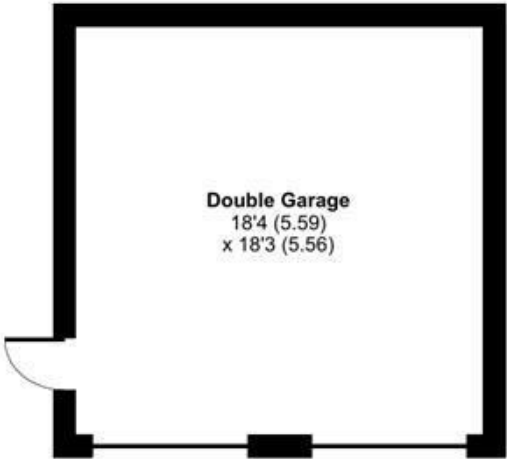
Approximate Area = 1486 sq ft / 138 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 1822 sq ft / 169.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Laskowski & Company. REF: 1079399