



Trewindle



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Tregurra Lane
Truro
Cornwall
TR1 1RD

3 Bedrooms
2 Reception Rooms
3 Bathrooms
122 Sq. Metres

Guide Price £599,999



The Property

A fantastically presented, stylish family home within easy reach of the city centre.

IN THE OWNER'S WORDS

"It took almost a year to find a house that would tick all the boxes. We had a small 2 bed cottage and wanted to upgrade. We purchased the house wanting to start a small family and take on a project where we could put our own touch to something.

The house was completely derelict when we purchased it but the gardens were large and house had unforeseen potential to be beautiful.

There are schools near by and only 10mins walk to town to really made the property even more appealing.

After getting stuck into what was a detailed renovation project we began to fall even more in love with our home.

We now have a small boy who loves the open space and large gardens and the extension has just added more useable space for everyone to use.

Our neighbours are friendly and approachable and have always been a part of this journey. "

DESCRIPTION

This superbly remodelled home is fantastically presented and should definitely be seen.

A large U-shaped sweeping drive is gated from the road for privacy. There is ample parking and space for recreational vehicles.

An attractive front porch with French Oak pillars enhances the kerb side appeal of the home.

Entering the home, a glazed inner porch creates an entrance hall with a door leading to the sitting room and kitchen.

Having been completely renovated by the current owners, the kitchen is breathtaking. A bay window to the front elevation floods light into the room. At one end, a range of navy kitchen cabinets with a polished and painted teak worktop house a built-in fridge freezer,

dishwasher, wine fridge and larder. A Belfast sink with brass taps and an attractive tiled splashback adds character. The central island is home to a double oven range with induction hob, while an oversized chopping board style worktop creates a breakfast bar that contrasts with the white Corian worktop. There is ample space for a good-sized dining table as well. This is a superbly considered kitchen which exudes style.

To the opposite side of the house is a fine sitting room. A south facing bay window floods the room with light. There is a splash of colour with a yellow vertically mounted radiator. A dark oak LVT floor runs throughout the ground floor.

Crittall Doors lead from the sitting room into a modern single storey rear extension which runs the full width of the house. This has created a snug or reading area which looks out to the landscaped garden through large Crittall glazed doors. There are inbuilt cabinets creating a bar area and a skylight allowing plenty of natural light into this area of the house. This extension runs behind the kitchen to include a cloak room as well providing a utility area with built-in cupboards which match the kitchen.

Upstairs there are three double bedrooms, a family bathroom and an additional family shower room.

Outside, the property offers a single garage which is currently used as a storage shed, a larger outbuilding which is used as a studio and workshop and there is a third garden shed in the garden.

The rear landscaped gardens include two large, decked areas. One just outside the kitchen for al-fresco dining while the other, at the top of the plot, has a pergola and has been located to catch the evening sun. The garden is predominantly laid to lawn and is fenced making it child and pet friendly.

This home also benefits from approved planning (PA22/O3258) for a two-storey extension to one side of the house. This would create an independent one-bedroom ground floor annexe and a new master bedroom suite for the main house above. Full details are available through the agents.











Surrounding Area

The property occupies a most convenient position within half a mile of the city centre.

Truro contains an excellent range of both national retailers and smaller specialist shops together with a theatre, cinema and numerous restaurants. The recent addition of Waitrose within walking distance acts a fantastic 'corner shop'. There is a choice of private and public sector schooling nearby, including Penair School within walking distance. Golf courses will be found at Treliske or Killiow. The waterside, Boscowan park is a delight.

The city's bus station provides convenient access to many of the main Cornish towns and villages while the main line railway station connects with Plymouth, Bristol, London and beyond. The Truro River leads into the Carrick Roads and waters of the Fal estuary which provide excellent sailing and other water sports.



Tregurra Lane, Truro, Cornwall, TR1

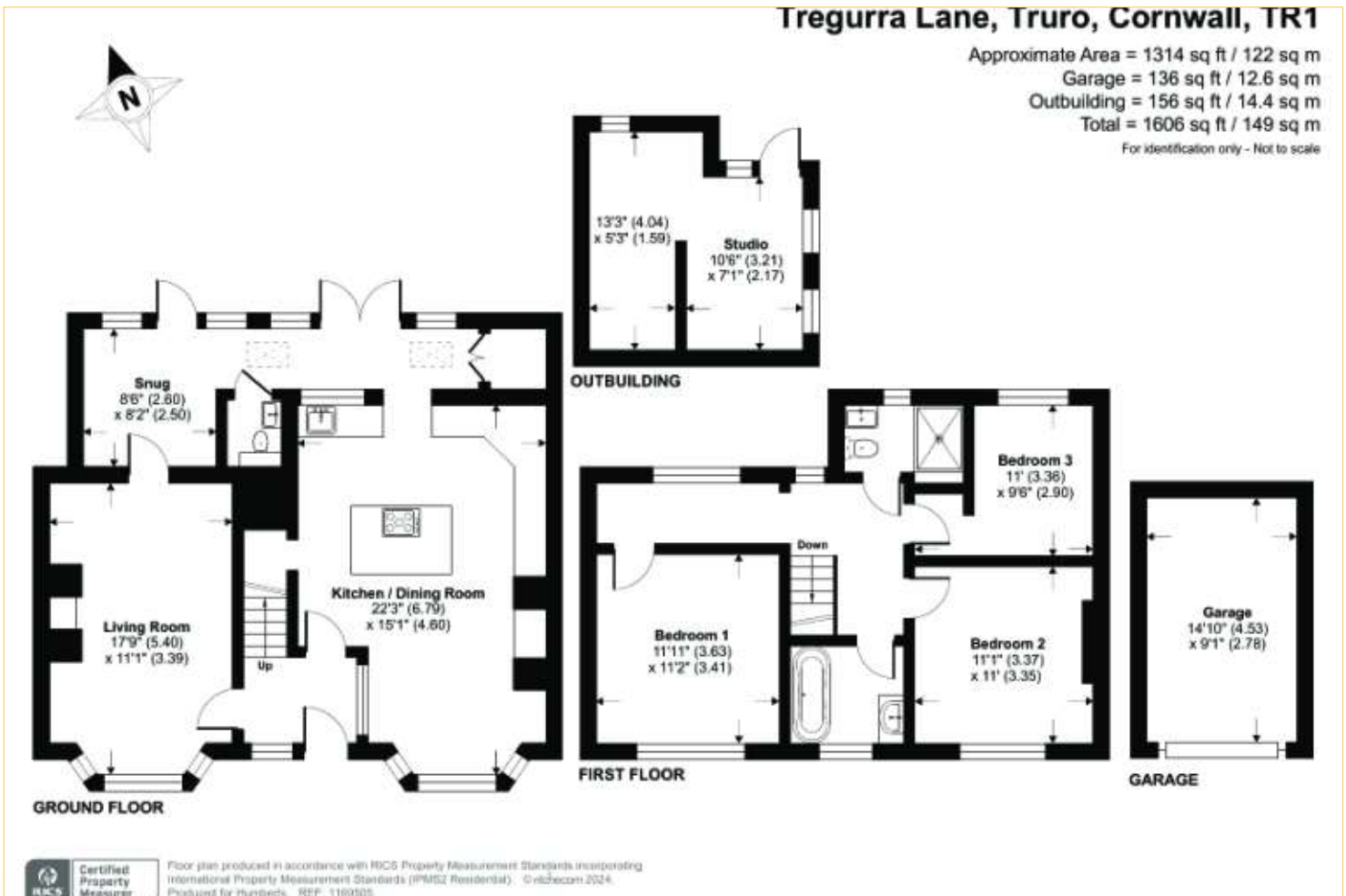
Approximate Area = 1314 sq ft / 122 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuilding = 156 sq ft / 14.4 sq m

Total = 1606 sq ft / 149 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 (IPMS Residential) © Velbeck 2024. Produced for Humberts. REF: 1100505

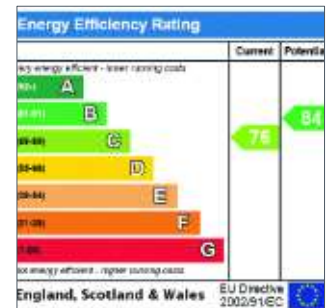
Additional Information

Services: Mains Water & Drainage. Gas Central Heating

Council Tax: Band E

Tenure: Freehold

Local Authority: Cornwall Council



IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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