



HUMBERTS





2 Knights Meadow

Carnon Downs
Truro
Cornwall
TR3 6HU

4 Bedrooms
4 Reception Rooms
2 Bathrooms
141 Sq. Metres

Guide Price
£545,000



This detached four bedroom family home offers a large garden, off road parking with garage and good sized rooms. CHAIN FREE.

You are welcomed into this well-loved family home via a path that cuts through the trees to a private, spacious lawned garden with established shrubs and a multitude of plants. A patio area leads to the glazed front door and into the light and airy hallway with an open staircase to the first floor and doors into the main rooms on the ground floor.

The almost 19' living room has an expansive window to the front of the property giving light even on the dullest of days. A door from here leads into the large, well-appointed kitchen with a good range of wall and floor mounted cabinetry, integrated appliances, plenty of space for a dining area and benefitting from a separate utility room with plumbing for a washing machine.

A further door leads out to the glazed dining room / conservatory which is a great space for entertaining and overlooks the rear garden.

From the main hallway doors lead to two good sized bedrooms, one with built in wardrobes and the other currently being used as an office, and an exceptionally large family bathroom with corner bath and separate shower.

On the first floor, there is a handy cloakroom and a further two good sized double bedrooms, both with built in storage and dormer windows looking out over the garden and beyond.

To the rear of the property there is a small garden leading to an under-cover car port with electronic garage door to the side of the property and a second garage that works as a store or workshop as it has been partially converted to create space for the large ground floor bathroom. There is further, off road, parking on the drive beyond the garage doors and plenty of on road parking available in the surrounding area.

The property currently has a stair lift enabling the property to be wheelchair accessible. This could be easily removed however.

This is a delightful family home which should be seen to be appreciated.









Surrounding Area

The property occupies an enviable position with level access to the heart of Carnon Downs which has long been regarded as one of the most sought-after villages in central Cornwall.

There are an excellent range of local facilities including health centre/surgery, dental practice, local post office, stores and garden centre. There is a fantastic local community whilst the brilliant public transport links and proximity to main towns make it clear why so many wish to call Carnon Downs home.

Four miles to the north is the Cathedral City of Truro offering a first-class range of shopping facilities, public and private sector schooling and a main line railway station.

To the south lies the University town of Falmouth and running between the two are the superb sailing waters of the Fal Estuary, very accessible being around three miles away, as is the slipway at Loe Beach.

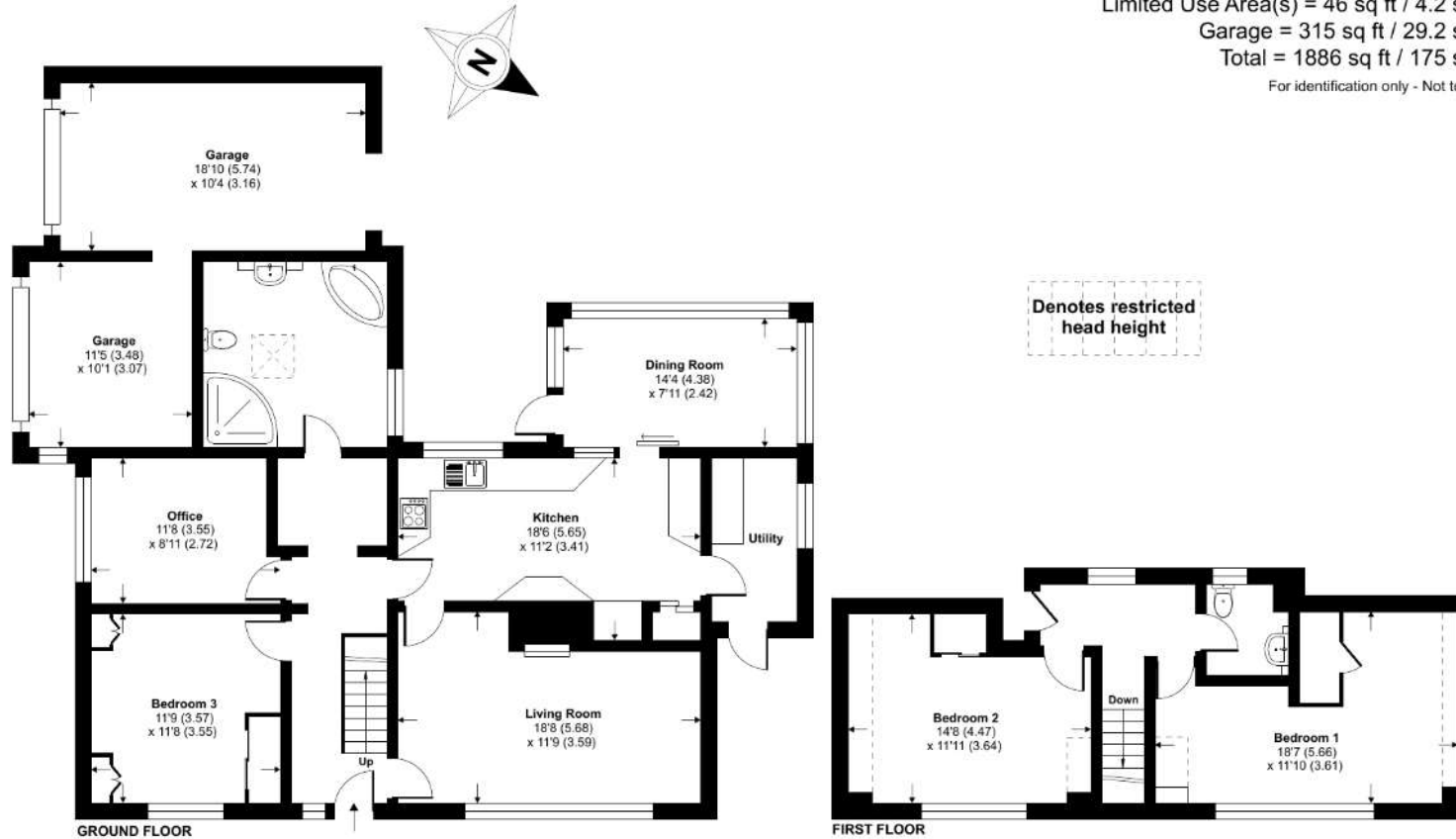
The surrounding countryside is exquisitely beautiful whilst it is ideally located for access to both the north and south coasts of the County.



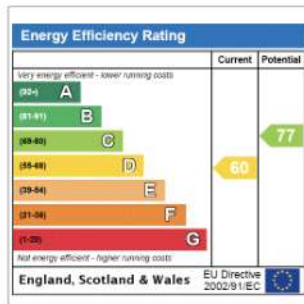
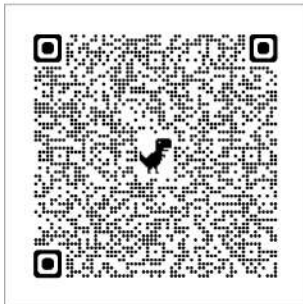
Knights Meadow, Carnon Downs, Truro, TR3

Approximate Area = 1525 sq ft / 141.6 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 315 sq ft / 29.2 sq m
 Total = 1886 sq ft / 175 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF:1167475



Additional Information

Services: Mains Water & Drainage. Gas Central Heating
 Council Tax: Band E
 Tenure: Freehold
 Local Authority: Cornwall Council

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