



- Wonderful Countryside Views
- Two Garages and Ample Parking
- Five Bedrooms
- Enclosed Rear Garden

26 Treffry Road, Truro, TR1 1WL

£375,000

Boasting fabulous countryside views and ample parking for a number of vehicles this spacious and well presented family town house needs to be viewed to fully appreciate the overall size of the accommodation which is arranged over three floors. The property benefits from gas fired central heating and double glazing and the internal accommodation briefly comprises: Entrance hallway, Dual aspect living room, fitted kitchen, separate dining room, ground floor w/c and Utility room. First floor landing, Master bedroom with en-suite shower room, family bathroom and two further bedrooms, second floor landing, shower room and two bedrooms.



Property Description

DESCRIPTION

Boasting fabulous countryside views and ample parking for a number of vehicles this spacious and well presented family town house needs to be viewed to fully appreciate the overall size of the accommodation which is arranged over three floors. The property benefits from gas fired central heating and double glazing and the internal accommodation briefly comprises: Entrance hallway, Dual aspect living room, fitted kitchen, separate dining room, ground floor w/c and Utility room. First floor landing, Master bedroom with en-suite shower room, family bathroom and two further bedrooms, second floor landing, shower room and two bedrooms. Externally the rear garden is laid to lawn with decked area and gated access to the two garages and parking for a number of vehicles.

LOCATION

Treffry Road is a particularly popular modern development located on the eastern side of the city and convenient for Archbishop Benson and Penair schools. The cathedral city of Truro is administrative headquarters for Cornwall, being the home of Cornwall Council, the Hall for Cornwall, the museum and the main line railway station. Situated on the city outskirts is a major hospital, sixth form college and leisure centre.

ENTRANCE HALLWAY

Stairs for first floor.

LIVING ROOM

21' 3" x 11' 9" (6.5m x 3.6m) Dual aspect room, double glazed window to front elevation with rural views, French doors to rear garden, radiator.

KITCHEN

fitted with a range of white fronted base and wall units, gas hob with electric double oven, plumbing for dishwasher, sink unit, double glazed window with rural views.





DINING ROOM

Radiator, double glazed French doors opening to the rear garden.

UTILITY ROOM

6' 10" x 5' 10" (2.1m x 1.8m) Fitted with base and wall units, sink unit, plumbing for washing machine and door to the rear garden.

FIRST FLOOR LANDING

Stairs to second floor

MASTER BEDROOM

21' 3" x 10' 9" (6.5m x 3.3m) Dual aspect room with rural viewing, two radiators.



EN SUITE SHOWER ROOM

Corner shower, low level w/c, wash hand basin, chrome heated towel rail, shaver point.

FAMILY BATHROOM

Suite comprising of panel bath, pedestal wash hand basin, low level w/c and obscure double glazed window.

BEDROOM

11' 9" x 8' 10" (3.6m x 2.7m) Double glazed window, radiator.



BEDROOM

12' 5" x 11' 9" (3.8m x 3.6m) Measurement to front of the built in wardrobes, double glazed window to front elevation with rural views, radiator.

SECOND FLOOR LANDING

BEDROOM

18' 0" x 11' 5" (5.5m x 3.5m) Overall measurement sloping ceiling, vellux window, double glazed window, radiator.



BEDROOM

18' 0" x 10' 9" (5.5m x 3.3m) Overall measurement sloping ceiling, radiator, vellux window. double glazed window to front elevation.

SHOWER ROOM

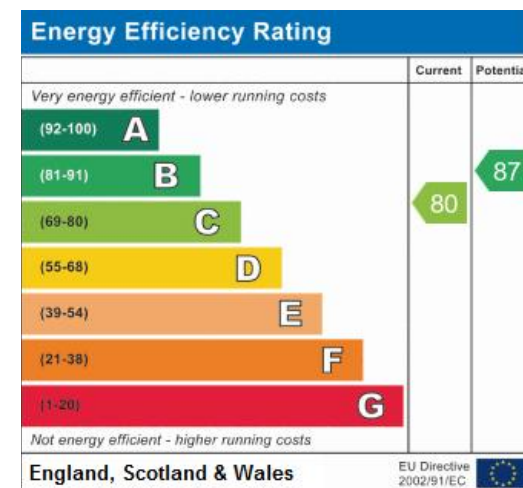
low level w/c, shower, wash hand basin.

OUTSIDE

Front garden is laid to lawn. the rear garden benefits from being enclosed and has paved seating area, lawn and raised decked area with cathedral glimpses.

TWO GARAGES

The property benefits from two garages and ample parking for number of vehicles.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements