



11 Epworth Close, Truro

£575,000



CLIVEPEARCE

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A substantial updated four bedroom detached family house with large double garage, driveway parking and relatively low maintenance enclosed garden. Fabulous open plan kitchen / dining / day room, conservatory and separate utility room. Excellent location close to Truro School and walkable to both the city centre and open countryside. Full fibre broadband, mains gas central heating and UPVC double glazing.

Property Description

Why You'll Like It

Located in an established cul-de-sac close to Truro School, this substantial detached four bedroom family house offers spacious accommodation, has a large double garage with driveway parking and benefits from an enclosed relatively low maintenance garden with further potential. There is an attractive landscaped garden to the front and plenty of driveway parking.

Once inside, you enter a wide entrance hallway with cloakroom / WC. The kitchen and dining space have been opened up and refitted to create a large kitchen / dining / day room with a great family feel. The kitchen has been refitted with a range of shaker style base, wall and tower units and the oven, hob, extractor and microwave are built-in along with space and plumbing for a dishwasher. A handy breakfast bar adds additional work space and neatly divides the room with plenty of space for dining and sitting. In addition, sliding patio doors open to a UPVC double glazed conservatory adding additional space and another lovely place to sit. There is a large dual aspect living room also with bay window, cathedral view and a cosy electric fire built-in. Practical tasks are taken care of in the large utility room where there is plenty of appliance space and an interior door connects through to the double garage which has an electric roller shutter door and window to the rear making it ideal for a workshop if needed.

Heading upstairs, the property has a large central landing and four double bedrooms. Bedroom one has a beautifully refitted luxury en-suite shower room with double shower enclosure and wall hung basin and WC with chrome ladder style heated towel rail. In addition there is a family shower room also. This beautifully appointed home will interest families as there is great schooling provision locally with primary, secondary and independent schools all nearby.

Where It Is

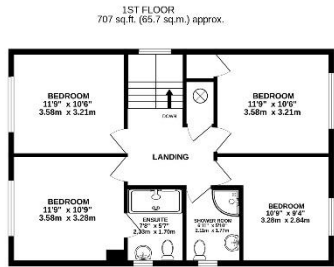
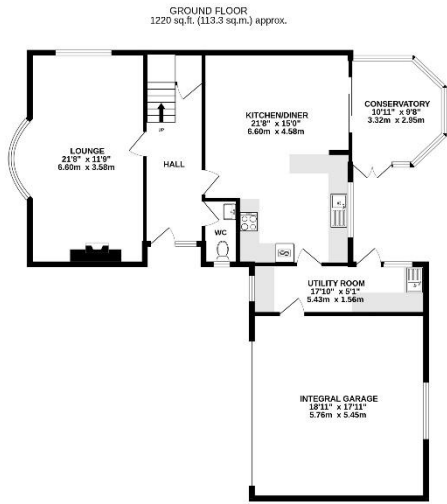
Epworth Close is a highly prized cul-de-sac next to Truro School and therefore within walking distance of the city centre. As well as being a highly regarded independent school, Truro School has a number of sporting facilities available to the general public including their Gym and swimming pool. Dominoes Pizza takeaway is within easy walking distance and there is a pathway at the rear of the garden which leads to Truro School in one direction and towards Penair Secondary School in the other. Country walks can be found from Trennick Lane where there are routes to Boscawen Park, Sunny Corner, St Clement and Malpas where The Heron Inn is a popular waterside pub. There is a choice of local supermarkets with Waitrose, Tesco and Aldi all within a relatively short distance. Truro has a recently rebuilt theatre and the mainline railway station connects with London Paddington.

Services And Tenure

The property is freehold and has mains water, mains electricity, mains drainage and mains gas. We understand that full fibre broadband has been installed at the property. Council tax band F

Important Information

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TOTAL FLOOR AREA: 1927 sq.ft. (179.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Blueplan 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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