



36 Wheal Sperries Way, Truro

£414,000



CLIVEPEARCE

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£414,000

An exceptionally stylish and spacious FOUR BEDROOM detached family home.

Wonderful living space, impressive main bedroom suite, good sized enclosed garden, gated driveway and garage.

Property Description

Why You'll Like It

A light, bright contemporary family home within a short stroll of the Royal Cornwall Hospital, Truro College and Richard Lander Schools. With four good sized bedrooms (main en-suite) both the living space and sleeping quarters are well proportioned and offer much flexibility and in addition have been the subject of careful interior design. The traditional layout is most appealing and once inside, the spacious central hallway has a guest cloakroom/WC just off it. The kitchen/breakfast room is open plan with a range of stylish cabinets and ample room for a table and chairs. Fresh Shaker style cabinets are topped with lots of work surface and integrated appliances. The large L shaped living/dining room is a superb space and doors to the garden allow the inside/outside areas to flow well - perfect for entertaining. Upstairs, all the bedrooms are a good size with three doubles and one single. The main bedroom has an en-suite shower room. The family bathroom has a white suite with a shower over the bath. Outside, the rear gardens are landscaped and enclosed and have been comprehensively planted with a variety of interesting shrubs. The gated brick paved driveway provides plenty of parking in front of the garage. A super family home with well designed space both inside and out.

The garden enjoys good levels of sunlight throughout the day and is a haven for wildlife. Careful planting ensures that it blooms all year round.

Inside the property, there are many opportunities to reconfigure if desired and we are more than happy to talk through these options at the viewing.

Permit parking is available in the street (subject to applying to Cornwall Council with proof of residence). Close at hand is a large, maintained playing field which is perfect for exercise, playing and picnics along with a further open green space at the top of the road. A leisurely stroll into the city centre takes our clients around 20-25 minutes.

Where It Is

Situated in the Newbridge area of The City of Truro the property is convenient for the Western end of the city, the area is home to many professionals due to its proximity to The Royal Cornwall Hospital at Treliske, Truro College, Richard Lander School and a vast array of local and national retail outlets and services. Truro Golf Club is a short distance away as is Truro Lawn Tennis Club and a beautiful nature reserve and there are many rural walks close by. Excellent local bus services add to the convenience of this great location.

Services and Tenure

Freehold. Mains electric, water, drains and gas.

Council Tax Band D. Mains gas central heating.

We understand that there is fibre broadband to the property.

Important Information

Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2. It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time. Details published are subject to approval.



Ground Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx



First Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx

Total floor area 116.0 sq. m. (1,249 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

