



# Spire View

Truro





## Spire View, Tregolls Road, Truro, TR1 1LD

Completed in 2023, this superb brand-new detached family home enjoys a private yet convenient position on the edge of central Truro. Providing thoughtfully designed accommodation that optimises both comfort and functionality with two spacious living areas well balanced by five bedrooms and a study, this fantastic modern home also includes a double garage, parking and an enclosed garden.

### The location

Spire View is conveniently located on the western edge of Truro, within walking distance of Waitrose and Penair School. Truro is the capital of Cornwall there are renowned schools close by and a main line railway link to London (Paddington). The Royal Cornwall Hospital, Duchy Hospital and Truro College are all within short driving distance with Cornwall Airport within easy reach.

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from Truro's iconic cathedral. An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall, which has recently opened following a major refurbishment.

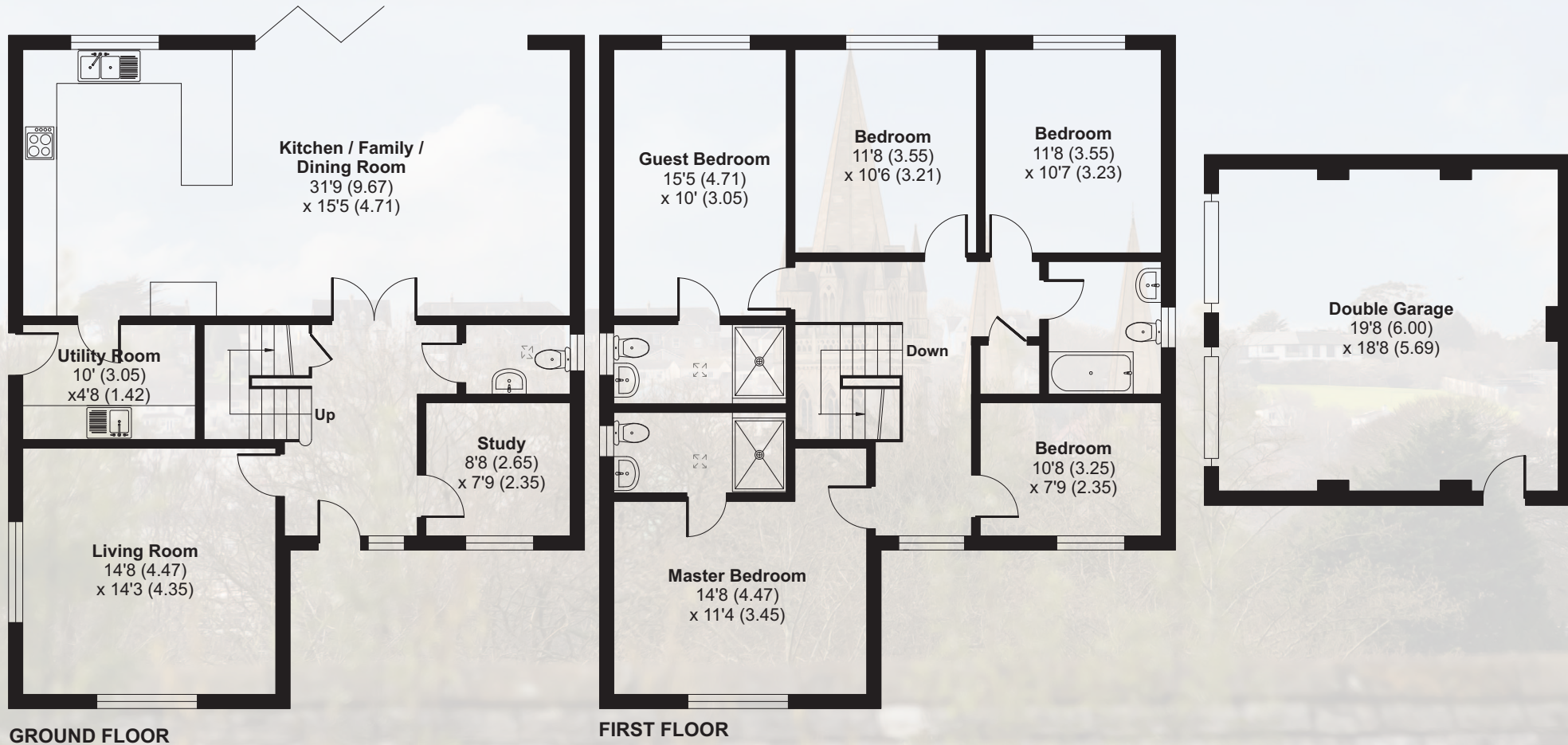
Sports enthusiasts are particularly well-catered for with two tennis clubs, squash club, rugby, football and cricket clubs within the city. Water sports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.



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Main House = 2056 sq ft / 191 sq m  
 Total = 2423 sq ft / 225.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Shore Partnership Limited. REF: 1087912

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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### The property

- Superb detached new home, completed in 2023
- One of the notable advantages of the property is its seclusion from the main road, accessed via a gated driveway off Tregolls Road
- Magnificent open plan kitchen / living room with large sliding doors and side window panels opening to the terrace and garden. Contemporary kitchen with solid wood tops, breakfast bar and fitted appliances including gas hob, double eye level oven, full height fridge/freezer and dishwasher.
- Double aspect sitting room
- Separate utility room
- Study
- Ground floor WC
- Part-galleried landing
- Master bedroom with en suite shower room
- Guest bedroom with en suite
- Three further bedrooms
- Family bathroom

### The gardens

- Gated driveway from Tregolls Road opens onto gravelled forecourt parking for several cars
- Detached double garage
- Lawned garden with mature borders and patio terrace accessed from the living room / kitchen enjoying a south westerly aspect

### Tenure, services and general information

Freehold. Council Tax G. Mains electricity, water, drainage and gas. Gas central heating. Timber frame construction with block, rendered exteriors under a natural slate roof. 10-year Build Zone warranty.

### Directions

Heading out of Truro east-bound on the A390, continue along Tregolls Road and continue through the traffic lights. The driveway to Spire View is approximately 350 yards beyond the traffic lights on the right hand side.

**What 3 Words** ///middle.jazz.gosh

**Distances** (All distances are approximate and in miles)

Truro city centre – 0.8; Boscawen Park & tennis courts – 1.4; Malpas – 2.1; Idless Woods – 2.9; Treliassick Garden (National Trust) – 5.6; St Agnes – 9.7; Falmouth – 11.8; St Mawes – 16.9; Cornwall Airport – 17.8





PROPERTY AGENTS

Where you live matters

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