



TREBREA

55A DANIELL ROAD
TRURO TR1 2DA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SUBSTANTIAL MODERN TOWN HOUSE BUILT IN A TRADITIONAL STYLE

A stunning semi detached house with accommodation over four floors and located in a quiet sought after area within walking distance of the city centre.

Beautifully presented with light, well proportioned rooms and built to a very high standard approximately fifteen years ago with the character of a period house and the benefits of a modern build with high levels of insulation and an excellent EPC rating of C.

Extremely spacious with 2282 sq ft of versatile accommodation. Five/six bedrooms - master and guest bedrooms en suite, sitting room, open plan kitchen/dining room and sitting room opening onto the garden, utility, cloakroom and bathroom. Massive loft room.

Private enclosed rear garden. Parking for three cars. Large workshop. Garden Room.
Mains gas central heating.

Freehold. EPC C. Council Tax Band F.
No Chain - Viewing essential.

GUIDE PRICE £695,000

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PHILIP MARTIN

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GENERAL COMMENTS

Trebrea is a very attractive architecturally designed town house located in a sought after and convenient setting within walking distance of the city centre and very close to excellent primary and secondary schools. Built to an exceptionally high standard in 2012 with very high levels of insulation and superbly designed with accommodation over four floors, many rooms enjoying far reaching views over the city with countryside beyond. It offers the benefits of a modern house but also has many interesting features so often lacking in today's new builds. It blends in extremely well with neighbouring period houses with its Victorian style sliding sash windows and natural slate roof. There are solid French oak floors throughout and a real feature of this house is the large live in family kitchen/dining room on the lower ground floor with large French doors opening to the rear garden.

The layout is extremely versatile and it is possible to have six bedrooms, two bedrooms have en-suite shower rooms and there is an impressive luxurious family bathroom. In addition a superb kitchen/dining room, utility, sitting room and cloakroom. It is quite possible that prospective purchasers will use the huge top floor bedroom (currently a gym) as a further reception room or indeed the main sitting room as it is a superb room and a real feature of this special house. Outside is a mature garden ideal for a growing family and larger than one would expect for a town house in Truro city. At the front is parking for three cars and a very useful workshop/store ideal for bikes etc. An internal viewing is essential.

LOCATION

The house is positioned towards the top of Daniell Road which is a continuation of Daniell Street leading off from Lemon Street, the main route into the city centre from the Falmouth direction. Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral. The house is within a short walk of Truro High School For Girls and the city centre.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Half glazed composite entrance door. Solid oak flooring. Radiator. Stairs to lower ground and first floors. Coat cupboard.

CLOAKROOM

Low level w.c, wash hand basin, extractor fan, solid oak floor.

SITTING ROOM

3.90m x 3.20m (12'9" x 10'5")

A light, twin aspect room. Feature bay window with window shutters overlooking the front driveway. Solid oak floor. Window to side, also with window shutters. Radiator. Television and telephone points.

LOWER GROUND FLOOR



KITCHEN/DINING ROOM

6.00m x 5.70m (19'8" x 18'8")

A fabulous, open plan live-in kitchen and ideal for modern day living with ample space for dining and sitting. Wide glazed French doors and side windows overlooking the rear garden and opening onto a large sun terrace, with plenty of space for sitting out and entertaining. Window to side. Excellent range of base and eye kitchen units. One and a half bowl stainless steel sink with mixer taps over. Solid wood worktops, space and plumbing for dishwasher. Rangemaster cooker with gas hob and matching extractor hood over and glass splash back. Space and plumbing

for American style fridge/freezer. Spotlights and two central ceiling lights. Telephone and Television points. Solid oak floor with underfloor heating, Door to:

UTILITY ROOM

3.20m x 1.70m (10'5" x 5'6")

Half glazed door to side pathway. Worktop with space and plumbing for washing machine below and space for a tumble dryer. Stainless steel sink with mixer tap over and double cupboard below. Storage shelves, plenty of space for hanging coats etc. Extractor fan. Door to walk in larder cupboard with built in shelves, tiled floor and light.

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FIRST FLOOR

Landing. Solid oak floor. Radiator. Stairs leading to the second floor.

BEDROOM ONE

5.00m x 3.30m (16'4" x 10'9")

A double bedroom with large window overlooking the rear garden and enjoying far reaching views over the countryside beyond. Radiator. Dressing area. Solid oak floor.

EN SUITE

A modern white suite with low level w.c, vanity wash hand basin with feature copper mixer tap over and tiled splashback. Walk in shower with fully tiled surround, heated towel rail, frosted window to side.

BEDROOM TWO

3.40m x 3.20m (11'1" x 10'5")

Window overlooking the side. Solid oak floor. Built in wardrobe with automatic light.

EN SUITE SHOWER

Corner Wash hand basin, Shower cubicle with fully tiled surround. Heated towel rail. Extractor fan. Tiled floor

BEDROOM THREE

3.80m x 3.20m (12'5" x 10'5")

Bay window to front with window shutters and window to side with blind. Vanity sink unit. Solid oak floor. Siding door opening to boiler cupboard housing Baxi gas central heating boiler and unvented hot water cylinder.

BEDROOM FOUR/OFFICE

2.60m x 2.40m (8'6" x 7'10")

Window overlooking the front. Solid oak floor. Radiator.

SECOND FLOOR

Landing. Useful storage cupboard.

BEDROOM FIVE

3.70m x 3.70m (12'1" x 12'1")

Another double room with large window overlooking the rear garden with views beyond. Solid oak floor. Built in wardrobe. Radiator

BATHROOM

3.20m x 2.50m (10'5" x 8'2")

A large bathroom with white suite comprising low level w.c, feature free standing bath with mixed taps, tiled surround, with alcove. Tiled floor, Heated towel rail, two circular sinks with cupboards below. Frosted window to side, extractor fan.

THIRD FLOOR

Small landing. Door opening to:

SITTING ROOM/BEDROOM SIX

5.70m x 5.50m (18'8" x 18'0")

A huge, very versatile room with very high ceiling. Two Velux windows with blinds. Feature circular feature window to front and sash window to side. Solid oak floor. Radiator. television and telephone points.

OUTSIDE

At the front, a driveway opens off Daniell Road and provides parking for three cars. Outside light. Adjoining the house is a very useful workshop with light and power and is excellent storage for bikes, recycling. etc. Doors open into the front driveway and rear garden.

REAR GARDEN

The large rear garden is enclosed and perfect for children and pets. It is a very good size for a city centre town house with plenty of space and enjoys the afternoon and evening sun. A large paved patio accessed from the kitchen/dining room provides plenty of sitting out space and there is additional raised decking that is perfect for outside dining and entertaining. The garden is predominantly lawn on two levels enclosed within a wooden fence and dense hedges. Outside lights and sockets. At the bottom of the garden is a useful workshop/garden room with light and power. A paved path leads up the side of the house to the utility room and a further path continues to the workshop and a pedestrian door opens to the front drive.

SERVICES

Mains water, electric and gas are connected.

N.B

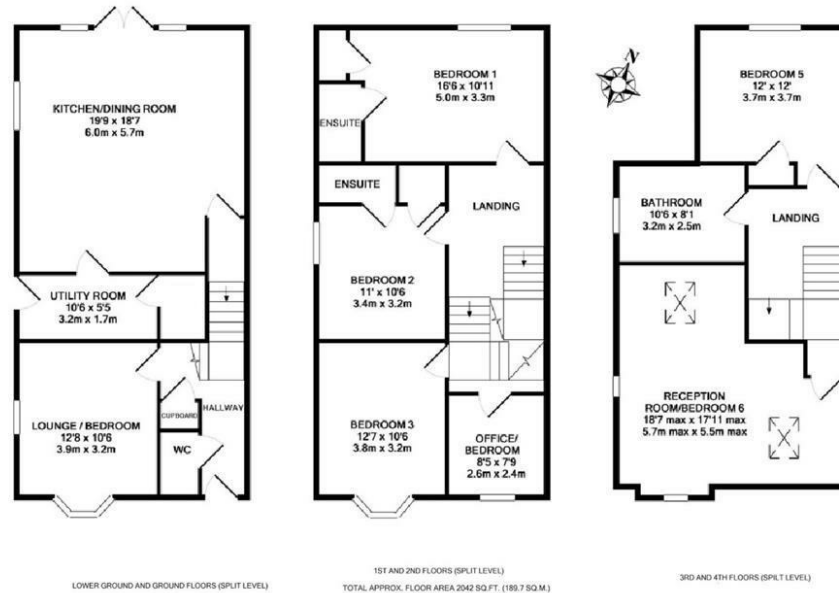
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

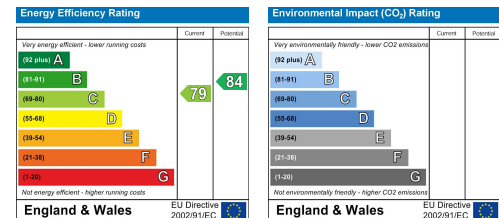
At the top of Lemon Street by the Richard Lander monument turn right into Daniell Street, immediately alongside the Thomas Daniell public house. This road will ultimately lead into Daniell Road where the property will be easily located on the right hand side.



LOWER GROUND AND GROUND FLOORS (SPLIT LEVEL)

1ST AND 2ND FLOORS (SPLIT LEVEL)
TOTAL APPROX. FLOOR AREA 2042 SQ.FT. (189.7 SQ.M.)

3RD AND 4TH FLOORS (SPLIT LEVEL)







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