



2 Landerslee Drive, Truro  
£550,000



CLIVEPEARCE

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**£550,000**

A very well presented six bedroom (two en-suite) detached family house with large double garage and sunny enclosed rear garden. Built in 2016 by Taylor Wimpey with the balance of the 10 year NHBC warranty remaining. Beautiful upgraded kitchen with integrated appliances. Fantastic city location close to the Royal Cornwall Hospital, Richard Lander Secondary School, Truro College and Truro Golf Club.

# Property Description

## Why You'll Like It

Built in 2016 by Taylor Wimpey, this six bedroom detached family house has been a much loved home and is presented in good decorative order. The property has driveway parking for two vehicles along with a double garage with remote control electric door. The impressive stone façade adds practicality reducing the need for external maintenance and once inside we step into a wide entrance hallway with cloakroom / WC and a study / playroom to the side. The living room is a generous size with a window to the front of the property and then to the rear of the house a fantastic kitchen / living / dining / day room spans the entire width with two pairs of French doors opening to the sunny rear garden. The kitchen has been upgraded and fitted with a range of stylish shaker style grey units with integrated appliances. The 70 / 30 split fridge / freezer, electric multifunction oven, microwave gas hob, extractor fan and dishwasher are all built-in. There's a separate utility room with further storage cupboards and useful work surfaces and the washing machine is also integrated. Heading upstairs, on the first floor a spacious landing with airing cupboard connects four well proportioned bedrooms (two with built-in wardrobes) and the family bathroom which has a white suite with pedestal basin, close coupled WC and bath and the primary bedroom has an en-suite shower room with large shower enclosure and thermostatic mixer shower. Up on the second floor there are two further large bedrooms with bedroom two also having an en-suite shower room. Outside to the rear of the house the garden is sunny and enclosed and has a patio and large lawn with a gravelled area. There is a rear access door to the garage which is a great size.

## Where It Is

The location is excellent for those wishing to be on the right side of the city for Richard Lander School, Truro College, The Royal Cornwall Hospital, Truro Prep School or Truro Golf Club. Footpaths and cycle paths are available both into the city centre or to Threemilestone. There's a convenience shop located a short walk away and access to the main A30 trunk road is easy and the main line train service runs from Truro to London and the north. The city has an excellent range of independent and national retailers. The five screen cinema shows all the latest films as well as live

screenings. The Hall For Cornwall is the county's theatre with a great array of shows throughout the year. Country walks are surprisingly close to the property heading on from the Newbridge area and also behind the Treliske Hospital area. There is a large open space and play park just off Newbridge Lane a short walk away and The County Arms offers a warm welcome and a highly rated carvery.

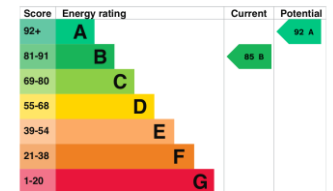
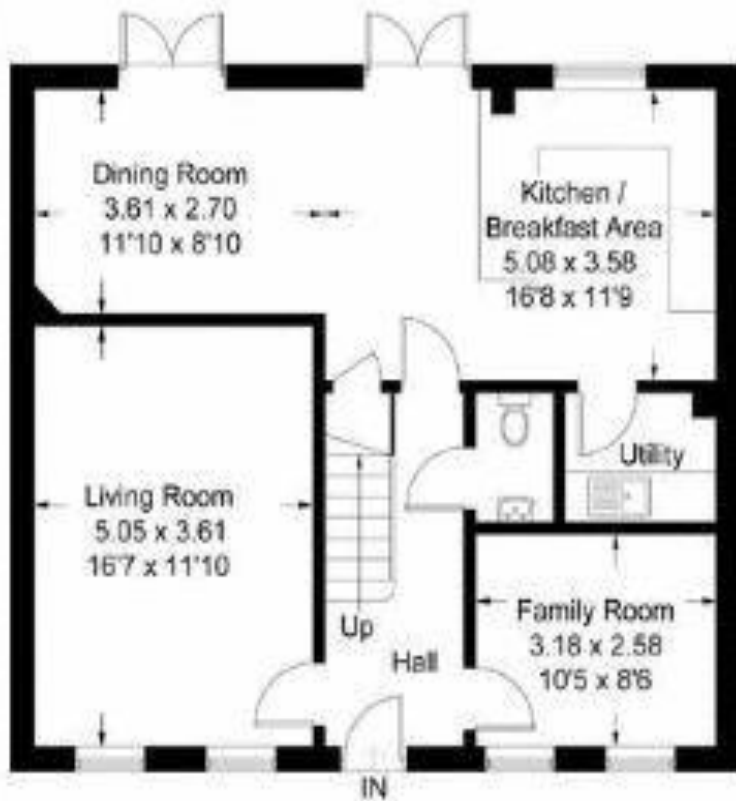
## Services And Tenure

The property is freehold and has mains water, mains drainage, mains electricity and mains gas. Council tax band F Landerslee Drive is a private road managed by Remus and an annual maintenance fee is paid (£168.28 1Jan 23 - 31 Dec 23) to cover repairs, maintenance, tree work, insurance, management etc

## Important Information

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