

Lemon Gardens, Falmouth Road, Truro, TR1 2FH

Asking Price: £700,000

STRATTON CREBER







Tucked away at the end of a private driveway, Lemon Gardens is an exclusive development of just eight detached homes, built to an exceptionally high standard by Blue Cedar Homes in 2015. Set within a peaceful and leafy environment, this hidden gem enjoys a prime position within walking distance of Truro city centre, the local church, Health Park and The Thomas Daniell, one of the area's most highly regarded gastropubs.

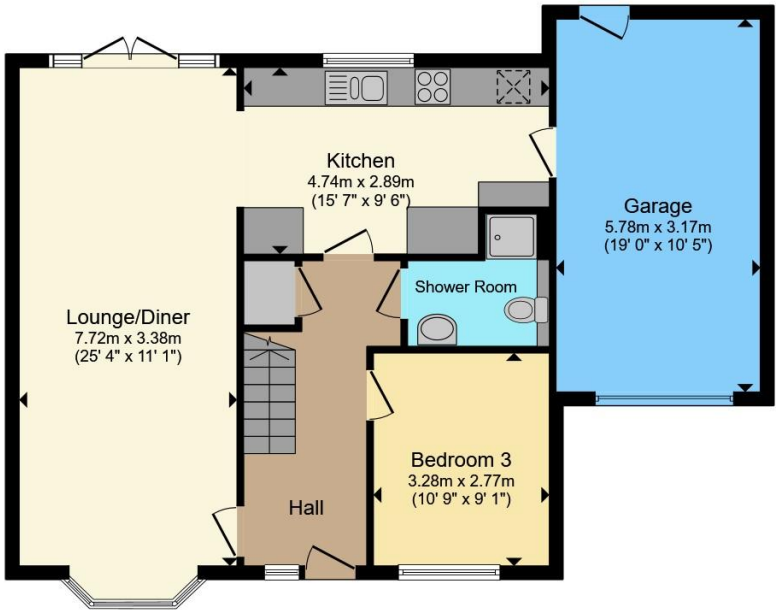
Designed specifically for the over-65s, Lemon Gardens offers an enviable lifestyle combining tranquillity, security and convenience. Surrounded by beautifully landscaped communal gardens and mature trees, residents can enjoy a peaceful setting whilst remaining close to all the amenities, culture, restaurants and shopping that Cornwall's vibrant cathedral city has to offer.

This impeccably presented detached home is beautifully maintained throughout and offers light-filled, well-balanced accommodation arranged over two floors. The welcoming entrance hall leads to a spacious lounge/dining room, providing ample space for both comfortable seating and formal dining. The modern fitted kitchen is well-equipped with a generous range of cupboards and work surfaces, together with integrated appliances including a fridge/freezer and dishwasher. There is also space for a freestanding washing machine and an internal door providing access to the garage. A versatile ground floor double bedroom offers flexibility as either guest accommodation or an additional reception room. Completing the ground floor is a stylish shower room.

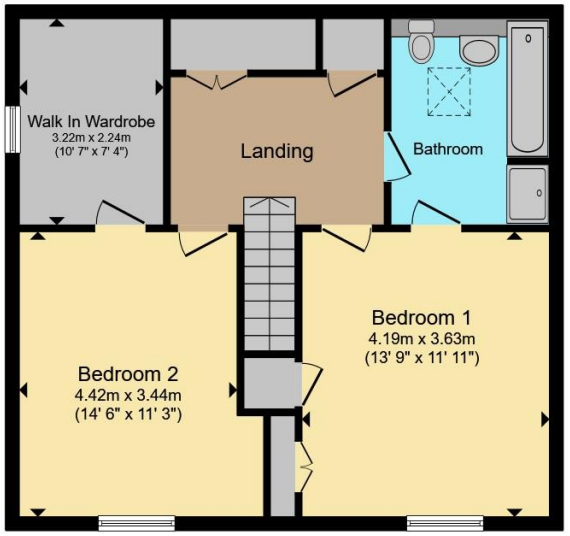
To the first floor are two further double bedrooms. The principal bedroom benefits from an en-suite bathroom featuring both a bath and separate shower cubicle. Designed for convenience, the bathroom can also be accessed directly from the landing via Jack-and-Jill doors. The second bedroom enjoys the added benefit of a generous walk-in wardrobe.

Further features include double glazing and gas-fired central heating, with underfloor heating to the ground floor. Constructed in 2015, the property offers the energy efficiency and low maintenance benefits associated with a modern home.

Externally, a neat block-paved driveway provides parking and leads to the attached garage, which benefits from a remote-controlled up-and-over door, power, lighting and a rear access door to the garden.



Ground Floor



First Floor

Total floor area 146.6 m² (1,578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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