



CLIVEPEARCE
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£759,950

Located in

Truro



www.clivepearceproperty.com



Knoll Park

Truro | Cornwall | TR1 1FF



An EXCEPTIONAL DETACHED FOUR BEDROOM, THREE RECEPTION residence set within this exclusive executive style cul de sac. Fantastic space , inside and out. Double garage and driveway.

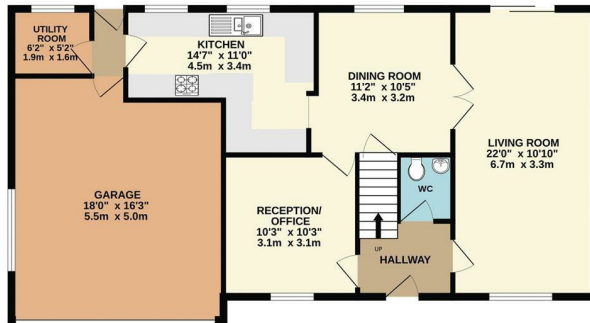
Knoll Park

£759,950 Freehold

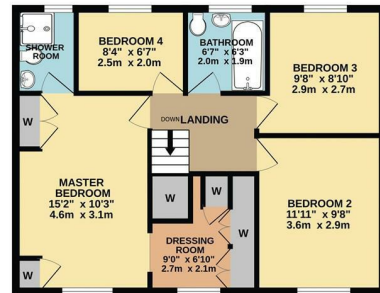


- Family home in exclusive cul de sac
- Superb main bedroom suite
- Dining room
- Contemporary fitted kitchen
- Enclosed landscaped rear garden with sunny aspect
- Flexible four or five bedrooms
- Large living room with feature fireplace
- Reception room or bedroom five
- Utility room
- Double garage and driveway parking

GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band F

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Cornwall
TR1 2LS



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