



Falmouth

A superb, elevated detached bungalow
Immaculately presented throughout
Popular cul-de-sac location near amenities
UPVC double glazed windows and doors
Gas central heating by radiators
Sitting room with fireplace and woodburning stove
Compact fitted kitchen, luxury shower room
Two double bedrooms overlooking the rear garden
Attached garage, tandem driveway parking
Delightful gardens and seating areas



Guide £330,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK6984



If you are looking for an immaculately presented, two bedroom detached bungalow and have so far been unimpressed by other properties on the market, then this may be the perfect home for you, set in an elevated location at Duncannon Drive, close to local amenities and the station and enjoying delightful views over the rooftops to light woodland opposite.

Our clients have created a beautiful home here since buying the property some 10 years ago and they can be justifiably proud of the condition both inside and out.

Packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors (some with blinds), a re-fitted kitchen and a focal point fireplace with woodburning stove in the sitting room.

The well proportioned accommodation includes a reception hall, sitting room, a fitted kitchen, two double bedrooms and a well appointed shower room/wc combined. Outside the property there are landscaped terraced gardens to the front, an attached garage with tandem parking on a sloping driveway and at the rear, lovely gardens which offer a patio area and landscaped banks and a staircase taking you to the top level with a glorious seating area looking out across the rooftops to light woodland. There is also a garden shed with power alongside.

Duncannon Drive is located within easy walking distance of the Boslowick Garage with a convenience store, Penmere branch line station, the Boslowick parade of shops and local schooling and in the other direction, Falmouth town.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this fine bungalow.

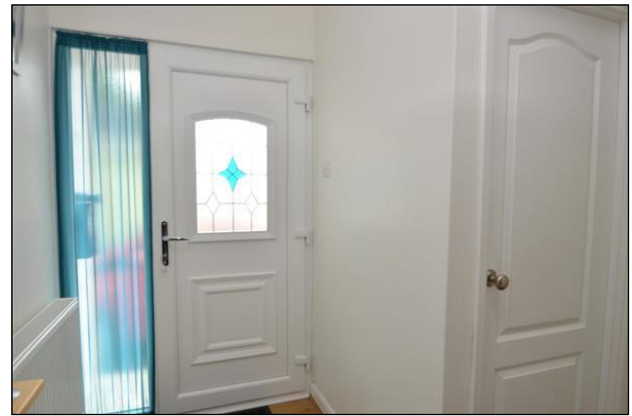
Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Recessed and covered porchway with ceramic tiled flooring and UPVC double glazed front door with frosted privacy panel and matching side panel leading to:

RECEPTION HALL

With hard wearing wood finish flooring, double radiator, access to insulated loft space, access to all rooms.



SITTING ROOM 4.78m (15'8") x 3.15m (10'4")

A delightful south-west facing reception room which has broad UPVC double glazed windows and Vertical blinds overlooking the front aspect with views across to light woodland, a focal point light wood and ceramic tiled fireplace and inset woodburning stove set on a black slate hearth, hard wearing wood finish flooring, double radiator, TV aerial point, white panelled internal door.



KITCHEN 2.69m (8'10") x 2.24m (7'4")

Re-fitted with a range of matching wall and base units in white, wood finish roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap, plumbing for washing machine, cupboard housing Ideal gas central heating boiler, built-in broom cupboard and shelf for small refrigerator over, ceramic tiled flooring, second floor-to-ceiling cupboard with shelving, broad UPVC double glazed windows with Vertical blinds again enjoying a fine outlook to the front across to light woodland.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





BEDROOM ONE 3.71m (12'2") x 3.15m (10'4") measured to walls.

Having a recessed UPVC double glazed window with Vertical blind enjoying a lovely outlook over the rear patio and gardens to light woodland on the boundary, white panelled internal door, large freestanding triple wardrobe cupboard with sliding doors concealing hanging space and shelving, double radiator, white panelled internal door, fitted carpet.



SHOWER ROOM 1.85m (6'1") x 1.70m (5'7")

Well appointed with a white suite comprising large walk-in fully tiled shower cubicle with glass screening, Triton T80 thermostatically controlled electric shower, china wash hand basin set on a high gloss white vanity unit with easy-on chrome mixer tap, low flush wc, fully tiled walls and flooring, mirrored bathroom cabinet, deep recessed frosted double glazed window, Venetian blind, towel rail.



BEDROOM TWO 2.77m (9'1") x 2.74m (9'0")

A good second bedroom with continued hard wearing wood finish flooring, double radiator, coved cornicing, white panelled internal door, frosted double glazed window and clear double glazed window alongside with access to the gardens enjoying a pleasant outlook over the patio.



OUTSIDE

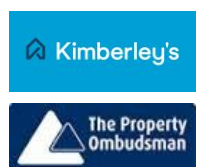
ATTACHED GARAGE 5.11m (16'9") x 2.74m (9'0")

With up and over door, light and power, personal door to garden, work bench and approached via a long sloping driveway with parking for several cars in tandem.

GARDENS

At the front of the property there are delightful terraced gardens having gravelled areas for ease of maintenance and interspersed with a wide variety of shrubs including Azaleas, Pirous and evergreens. To the left hand side of the bungalow there is a gateway with the path leading alongside and that takes you into the rear. These delightful rear gardens which has a delightful paved and gravelled patio area and timber deck to the right hand side making this a delightful place to relax and entertain your family and friends, a personal door to the garage and steps leading to the first level of garden again with gravelled areas and planters stocked with a wide variety of plants and shrubs. Final steps take you past a shrub and artificial grassed bank to the top level of garden which has a delightful paved and gravelled seating area surrounded by well stocked flowerbeds and fauna and this affords a super views across the rooftops to the light woodland opposite. Alongside the patio sits a timber garden shed with lighting and power and on the far side of the shed, a second well stocked flowerbed completes this fine garden.

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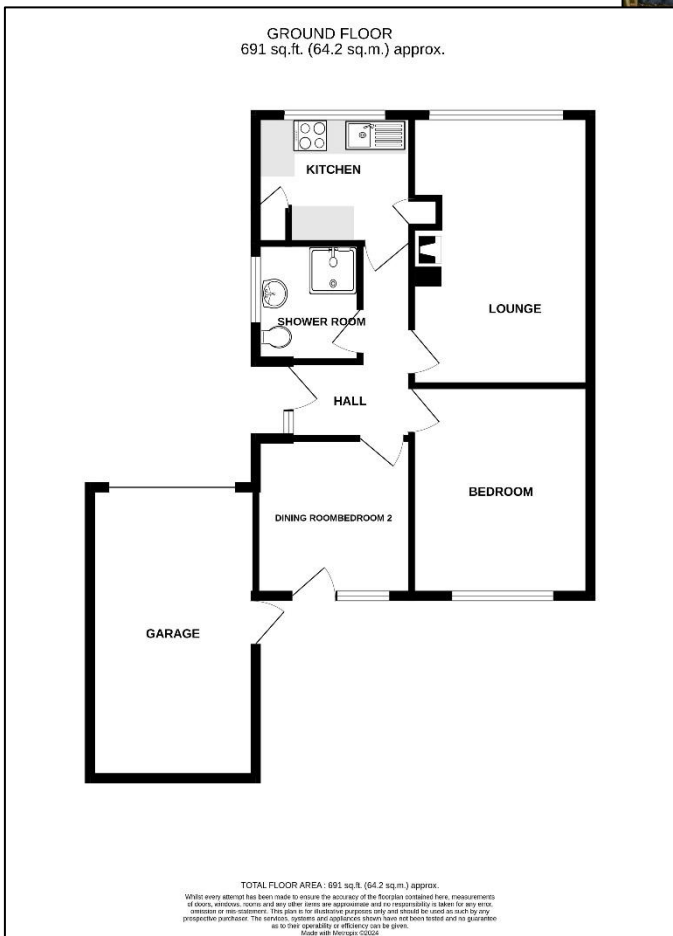


SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band C.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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