



Falmouth

A delightful and spacious link detached bungalow
Set in a highly sought after location
Set in beautifully landscaped large gardens
UPVC double glazed windows & doors, cavity wall insulation
Full gas central heating by radiators
Sitting room with fireplace and woodburning stove
Long galley style fitted kitchen, dining room
Large double glazed conservatory facing gardens
Three bedrooms, bathroom/wc combined, separate wc and wash basin
Attached garage, ample driveway parking



Guide £625,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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www.kimberleys.co.uk

REF: SK7003



A great opportunity to own this delightful and spacious three bedroom detached bungalow set in the top of this much sought after cul-de-sac where properties are rarely available and surrounded by beautiful landscaped, large gardens which offer plenty of privacy and seclusion.

The bungalow comes to the market for the first time in over a decade since our clients bought from us and they are now looking to downsize to a smaller home.

The property has many features including gas fired central heating by radiators, a focal point fireplace with woodburning stove in the sitting room, UPVC double glazed windows, doors and conservatory and a combination of wooden flooring and fitted carpets throughout.

The well planned accommodation includes in sequence, a reception hall, sitting room, dining room, a long galley style kitchen, separate cloakroom/wc, a large conservatory at the rear, three good bedrooms and a bathroom/wc combined. Outside, the property is approached over a sloping tarmac driveway with parking and turning for a number of vehicles and an attached garage which links to the property. Open plan gardens sit alongside the driveway and at the rear you will find amazing gardens with lawns, patios, kitchen garden and timber outbuildings.

Conveniently situated within walking distance of the Boslowick parade of shops, St Mary's and St Francis primary and junior schools, Penmere train station and a further stroll down into Falmouth's bustling town centre and also the seafront and beaches at Gyllyngvase, Castle and Swanpool.

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

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with full length matching wide panel with privacy glass to:

RECEPTION HALL

With herringbone brick patterned parquet flooring, double radiator, coved cornicing, dado rail, Open Reach internet point, access to insulated loft space which has a loft ladder, lighting and boarding, access to principal rooms.

SITTING ROOM 5.31m (17'5") x 3.53m (11'7")

A lovely broad main reception room which has large UPVC double glazed sliding patio door with fixed matching side panel enjoying a pleasant outlook and leading to the amazing gardens, a focal point moulded fireplace with inset Chesney woodburning stove on a marble hearth, coved cornicing, natural wood flooring, two radiators, coved cornicing, panelled internal door.



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.



DINING ROOM 5.28m (17'4") x 2.74m (9'0")

A bright second reception room which enjoys a pleasant outlook through broad UPVC double glazed windows looking down the driveway and the front garden, double radiator, wood finish Malmo vinyl flooring, full length airing cupboard with Worcester gas central heating boiler, slatted shelving and low wattage heater, dado rail, two wood panelled internal doors, one from the hallway and the second leading into:



KITCHEN 3.89m (12'9") x 2.16m (7'1") plus 1.63m (5'4") x 1.24m (4'1")

A generous galley style kitchen which enjoys a dual aspect having UPVC double glazed door to the front driveway and garden, pine multi-paned door to conservatory and double glazed window overlooking the garden and patio. Well equipped with a range of matching wall and base units in pine, over counter lighting, quartz work surfaces and ceramic tiling over, inset electric ceramic hob with cooker hood over and double oven under, plumbing for washing machine and dishwasher, coved cornicing, two radiators, vinyl flooring, space for tallboy refrigerator/freezer, wall mounted cupboard housing an electric consumer box and meter, personal door to garage. Second door to:



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CLOAKROOM

With a white suite comprising low flush wc, wall mounted china hand wash basin with chrome swan neck mixer over, half tiled walls, quarry tiled flooring, UPVC double glazed window which has coloured glasswork.

CONSERVATORY 3.51m (11'6") x 2.95m (9'8")

A fabulous addition to the bungalow and this enjoys a bright triple aspect having UPVC double glazed windows and doors enjoying delightful views over the gardens and having access to the main patio area, TV aerial point, ceramic tiled flooring, wall light, power points, double radiator allowing all year round use of the room.



BEDROOM ONE 4.04m (13'3") x 3.48m (11'5") into bed recess.

A generous principal bedroom with UPVC double glazed window enjoying a pleasant outlook through to the garden and equipped with a range of fitted bedroom furniture including wardrobe cupboards and over bed storage, double radiator, natural wood flooring, dado rail, panelled internal door.

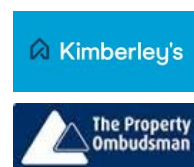


BEDROOM TWO 3.05m (10'0") x 2.90m (9'6") to wardrobe front and plus door recess 1.35m (4'5") x 0.56m (1'10")

A lovely bedroom with double glazed windows overlooking the rear gardens, natural wood floor, coved cornicing, double fitted wardrobe cupboard with overhead storage, panelled internal door.



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

A good sized third bedroom with double glazed window overlooking the front gardens towards Boslowick, radiator, coved cornicing, fitted carpet, wood panelled internal door.



BATHROOM 2.59m (8'6") x 1.60m (5'3")

Well appointed with a white suite comprising; P-shaped shower bath with chrome mixer taps, Mira mixer shower and a curved glass shower screen, fully tiled surround, china wash hand basin with mixer tap set on a bleached oak finish vanity unit, integrated low flush wc and storage alongside, mirrored bathroom cabinet, fully tiled walls, vinyl flooring, chrome heated towel rail, frosted double glazed window overlooking the front garden, roller blind, pine panelled ceiling and extractor fan, panelled internal door.



OUTSIDE

ATTACHED GARAGE 5.51m (18'1") x 2.77m (9'1")

With up and over door, light and power, personal door leading to the kitchen, UPVC double glazed door leading to the gardens. The garage is approached over a rising tarmac driveway with good parking and turning for a number of family sized vehicles.

GARDENS At the front of the property there are simple open plan gardens with sloping lawn and well stocked borders sporting a wide variety of plants and shrubs. At the rear of the bungalow sits a superb large and secluded landscaped garden which will be of great interest to someone with green fingers. These gardens have been well planned and offer plenty of variety starting with a broad coloured stone patio with access from the sitting room and this continues as a pathway past the conservatory to stone steps which take you to the upper level. From the patio, steps take you to an expanse of gently sloping, shaped lawns surrounded by well tended and stocked flowerbeds and rockeries, some with stone retaining walls. To the right hand side, steps take you to the upper garden with a terrace that has a large shed and greenhouse then paved stepping stones pass a productive kitchen garden to the right and soft fruit area to the left and in turn to a painted garden shed with has mature hedge boundaries beyond. On your way back down the garden, to the right hand side sits a lightly wooded area and a lovely secluded circular paved patio area with room for a chimney or firepit. Coming to the bottom of the garden, on the left is an arch and raised pond, leading back to the lower patio area. It is impossible to do justice to such an amazing garden, only a personal viewing can do that for you.

SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band D.

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.

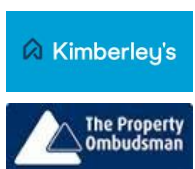


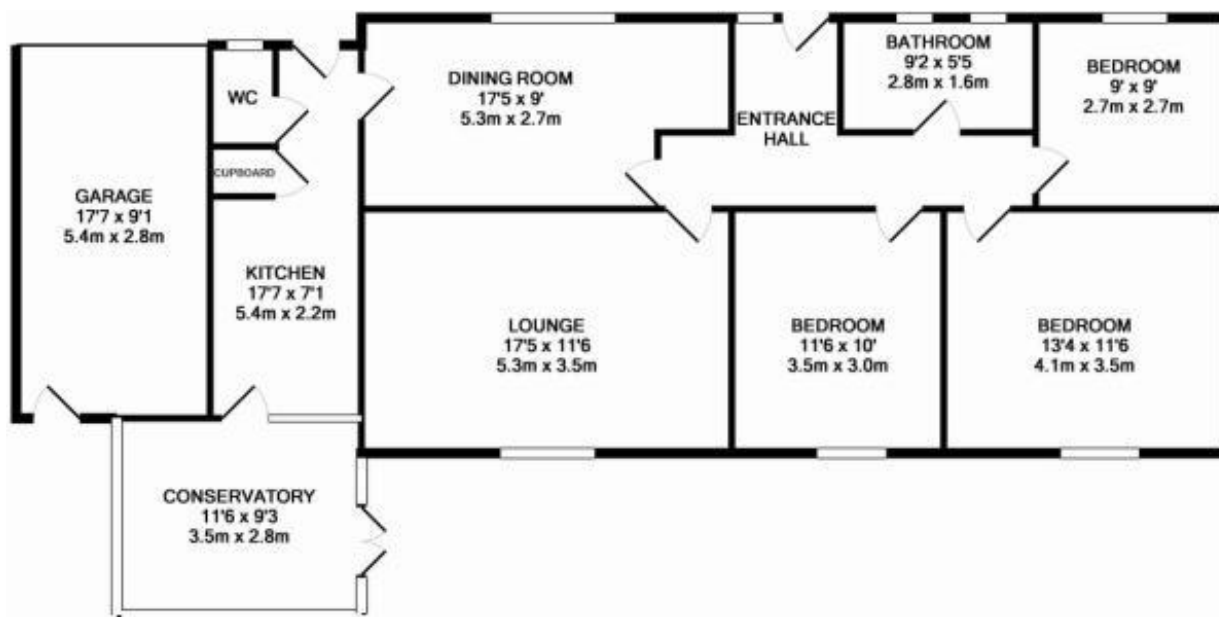
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TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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