



## Ashton

A superb, detached dormer bungalow  
Set on a large private corner location  
Beautifully presented and maintained throughout  
UPVC double glazed windows and doors, oil central heating  
Large lounge and separate dining room  
Comprehensive fitted kitchen, utility room  
Four bedrooms, two modern bathrooms  
Generous red brick paved driveway and parking  
Fabulous level, well stocked gardens  
Just a mile from Hendra Beach and the coastal walks



**Guide £495,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7057



We are highly delighted to offer for the first time in 23 years, this superb and beautifully presented, four bedroom detached dormer residence which is set on a large secluded, bold corner plot in a small private road, near the centre of Ashton and just a short drive to the beach at Hendra and the walks along the coastal path.

Ashton is a popular and expanding village that sits just off the main A393 providing easy access by road to Penzance in the west, the market town of Helston to the east and local village primary schools at Breage and Germoe. Several delightful beaches are right on your doorstep with Hendra Beach down at the end of the lane and just two/three miles away, the larger beach of Praa Sands with its golden sands, surfing and coastal paths.

**An early viewing is highly recommended to secure this fine property.**

**Why not call for your appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

A herringbone brick paviour driveway with space for three cars leads to a covered area at the entrance which provides a useful recycling area.

#### **UPVC DOUBLE GLAZED FRONT DOOR TO:**

#### **RECEPTION HALL**

A bright introduction to the house with concealed radiator, hard wearing wood finish flooring, under stairs storage cupboard, staircase to first floor, access to principal rooms.

#### **LOUNGE 6.71m (22'0") x 4.27m (14'0")**

A delightfully bright dual aspect main reception room which has broad UPVC double glazed windows with Vertical blinds overlooking the side garden and double glazed French doors leading to the patio and gardens, a focal point moulded and ceramic tiled fireplace which has a multi-fuel stove on a slate hearth, continued hard wearing wood finish flooring, TV aerial point, coved cornicing, double radiator, two ceiling drop lights, frosted multi-paned door to and from the hallway.



#### **FITTED KITCHEN 4.06m (13'4") x 2.46m (8'1") measured to walls.**

A comprehensive fitted kitchen equipped with a full range of matching wall and base units with vertical and under counter carousels, brushed steel handles, wood block effect wrap around work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, LPG five-ring stainless steel hob, smoked glass backplate and stainless steel extractor hood over, Zanussi double oven, freestanding dishwasher (included), space for tallboy refrigerator/freezer, continued hard wearing wood finish flooring, broad UPVC double glazed window and Vertical blind enjoying a lovely aspect over the gardens, painted panelled ceiling.

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 2.97m (9'9") x 2.29m (7'6")**

With two double glazed windows and Verticals blinds overlooking the side and driveway, continued hard wearing wood finish flooring, concealed radiator, wall mounted electric consumer box, multi-paned door to:



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.



### **UTILITY ROOM 3.00m (9'10") x 2.59m (8'6")**

A range of fitted wall and base units, wrap around beech block effect work surface and ceramic tiling over, single drainer sink unit with mixer tap, Worcester Heatslave oil central heating boiler, plumbing for washing machine with cupboard over, ceramic tiled flooring, double glazed door to outside.

### **BEDROOM ONE 3.76m (12'4") x 3.35m (11'0")**

A lovely bright ground floor bedroom with broad UPVC double glazed window and Vertical blind overlooking the gardens, continued hard wearing wood finish flooring, double radiator, white panelled internal door, china wash hand basin set on a vanity unit with tiled splash back over.



### **SHOWER ROOM/WC 2.82m (9'3") x 1.78m (5'10")**

Luxuriously appointed with a white suite comprising, large semi-quadrant shower cubicle, electric shower, accessory rack, fully tiled and curved shower screen, low flush wc, incorporated and full width vanity unit with tiling over, plenty of storage cupboard below, frosted UPVC double glazed window and Vertical blinds, fully tiled walls and flooring, wall mounted glass accessory shelving, extractor fan, circular china wash hand basin with contemporary chrome mixer tap set on a white vanity unit, fitted mirror, shaver point, chrome ladder style heated towel rail, panelled internal door.



**TURNING STAIRCASE PASSING A DOUBLE GLAZED WINDOW WITH VERTICAL BLIND AT MEZZANINE LEVEL LEADING TO:**

### **FIRST FLOOR**

With louvre door storage cupboard, second door to eaves storage.

### **BEDROOM TWO 3.78m (12'5") x 2.84m (9'4") plus bay 1.85m (6'1") x 1.14m (3'9")**

A lovely bright double bedroom with a walk-in bay and UPVC double glazed windows enjoying a pleasant outlook, roller blind, concealed radiator, eaves storage, hard wearing wood finish flooring, built-in wardrobes with full length curtains housing hanging space and shelving, a range of nest of drawers with glass top dresser surface alongside.

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 THREE 2.92m (9'7") x 1.55m (5'1") plus 1.85m (6'1") x 1.12m (3'8")**

A lovely bright L-shaped single bedroom, dual aspect with double glazed window and roller blind enjoying a pleasant outlook to the garden and the sea in the distance, recess for 6' bed and storage below, continued hard wearing wood finish flooring, built-in work station and shelving, shelved recess.



**BEDROOM FOUR 2.82m (9'3") x 1.65m (5'5") plus recess 0.76m (2'6") x 0.69m (2'3")**

A surprisingly spacious single bedroom with built-in single bed and storage under, built-in work station and book shelving over, double glazed window and roller blind with pleasant views, continued hard wearing wood finish flooring, two deep recesses.

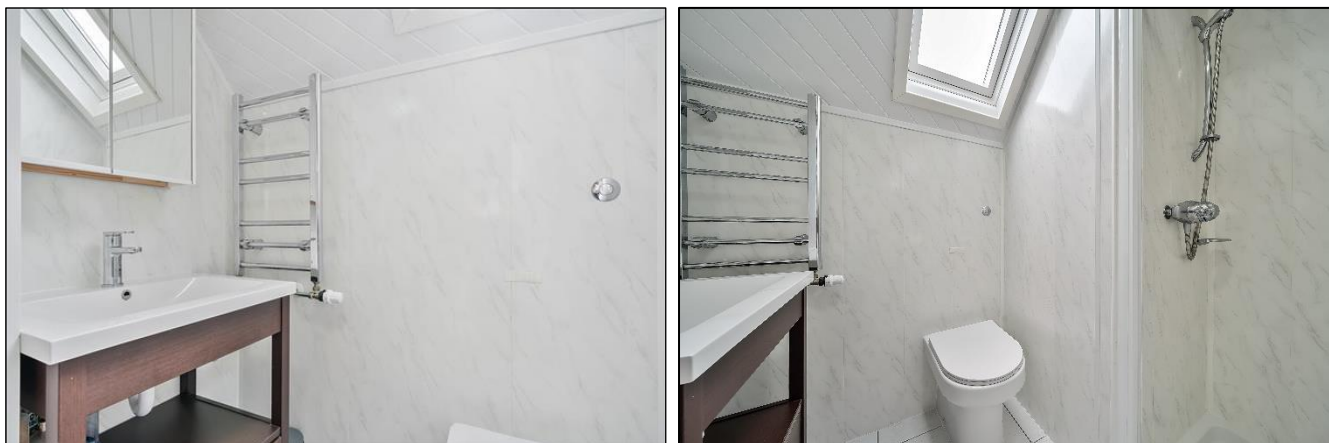


Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.



## SHOWER ROOM

Luxuriously appointed with a white suite comprising walk-in shower cubicle with Aqua board panelling, chrome mixer tap, china wash hand basin set on a vanity unit, mirrored bathroom cabinet over, chrome ladder style heated towel rail, low flush wc, ceramic tiled flooring, double glazed Velux window.



## OUTSIDE

**DRIVEWAY** The property is approached over a wide herringbone brick driveway with hedging either side and providing ample space for three cars if parked sensibly and continues to a covered area over the entrance door and this provides useful storage for recycling etc.



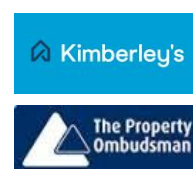
## GARDENS

The gardens are approached through a lockable side gateway that takes you into these fabulous gardens which have wide level herringbone brick pathways which extend around to the rear of the house providing an extensive large patio and terrace which is ideal for relaxing and entertaining your family and friends. These magnificent well stocked level gardens are the result of many years hard work by our clients who have created a perfect Mediterranean style garden which is ablaze with colour in the many flowerbeds which feature a wide variety of plants and trees and high hedging providing plenty of privacy and seclusion. From the patio there are shaped lawns and a few steps leading to the first painted garden shed and continues to a lovely seating area that faces the house. As you continue across the lawn passing an Apple Tree and a Silver Birch. A paved pathway extends into a beautiful and continental style alfresco dining area with built-in table and seating, trellis work and raised flowerbeds to one side. The patio extends to the side of the house where there is a third timber garden shed, a concealed oil tank, storage area and log store. It is impossible to describe such an amazing garden on paper, only a personal viewing will allow you to fully appreciate this fine garden.

**COUNCIL TAX** Band D.

**SERVICES** Mains electricity and water, septic tank drainage and oil fired central heating.

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.



## 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.

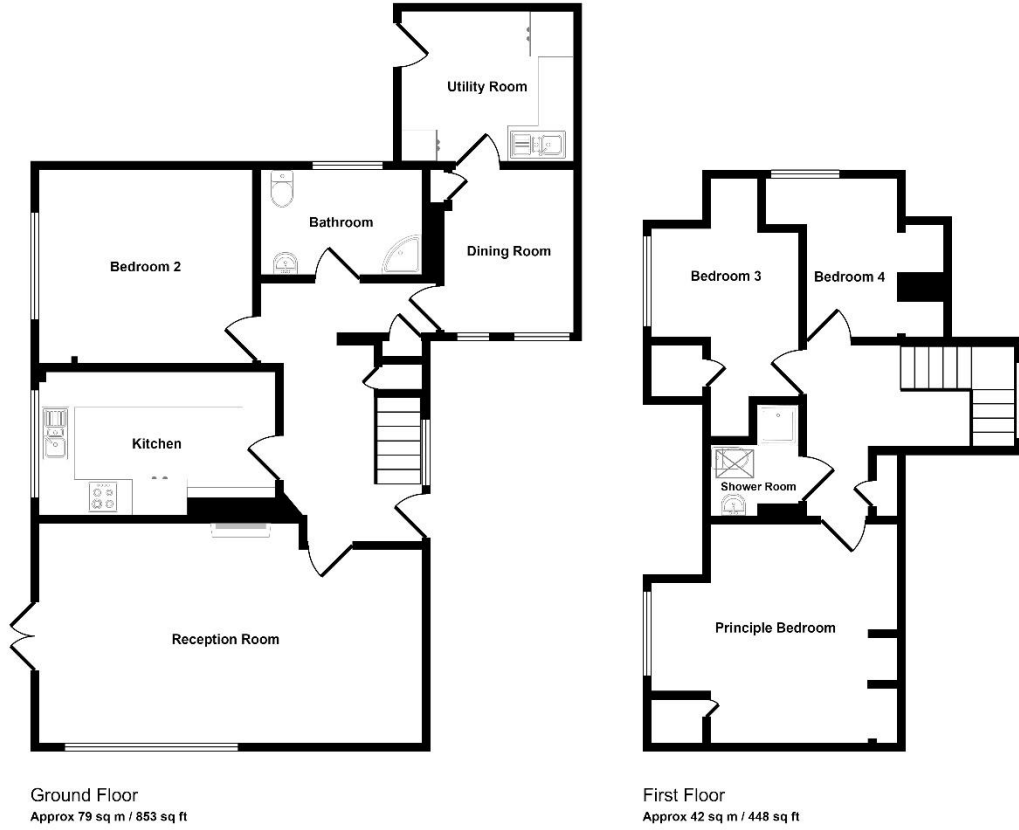


Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.



# FLOORPLAN

Approx Gross Internal Area  
121 sq m / 1301 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

