



## Falmouth

A superb, imaginatively extended family home  
Set in a popular cul-de-sac at Boslowick  
New wholly owned solar panels and storage  
UPVC double glazing, gas central heating  
Open plan lounge and dining room, cloakroom/wc  
Long galley kitchen/breakfast room, utility room and pantry  
Principal bedroom en-suite, dressing area  
Three further bedrooms, modern shower room/wc  
Extensive new parking area and tandem driveway  
Delightful large, mature gardens to the rear



**Guide £450,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND A**

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REF: SK7062



We are delighted to offer as our clients sole agents, this imaginatively extended and well presented four bedroom home which is set in a popular cul-de-sac location within walking distance of the local parade of shops are Boslowick, three primary and junior schools, Swanpool Beach and the branch line station at Penmere.

The house was redesigned a few years ago to meet the needs of a growing family and during their short stay here, our clients have added much to enhance the property to make this an energy efficient home.

Packed with features including new wholly owned solar panels with a five kilowatt storage battery and feed in tariff, UPVC double glazed windows and doors, new wood burning stove and lime stone herringbone flooring in the lounge and dining room, stone flooring in the kitchen and internal redecoration.

The well planned accommodation includes on the ground floor, a reception hall, ground floor cloakroom/wc, open plan lounge and dining room, a long galley style fitted kitchen with integrated appliances, utility room with second door leading to the front driveway and garden and a useful walk-in pantry. A staircase leads from the reception hall to the first floor landing where you will find a principal bedroom with en-suite shower room and mezzanine dressing area with walk-in wardrobe, three further bedrooms and a modern family shower room/wc combined. Outside, to the front of the property there are long front gardens with a newly created level gravelled parking area with space for a large motor home and family vehicles alongside, the original tandem driveway providing further parking that runs down to the front of the property, a small landscaped garden and re-cycling area to the right hand side. At the rear of the property there are long, mature gardens with extensive lawns and at the far end, a timber outhouse.

**An early viewing is essential to secure this substantial family home.**

**Why not call for a personal viewing today?**

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

Wood and glazed front door leading into:

#### **RECEPTION HALL**

With limestone resin herringbone brick flooring, staircase to first floor, under stairs storage recess, cloaks cupboard, radiator, access to principal rooms.

#### **CLOAKROOM**

With a white suite comprising low flush wc, wash hand basin on a vanity unit with tiled splash back, chrome ladder style heated towel rail, extractor fan.

#### **OPEN PLAN LOUNGE/DINING ROOM**

#### **LOUNGE SECTION 4.04m (13'3") x 3.05m (10'0")**

These delightful reception areas enjoy a dual aspect that attracts plenty of natural light through broad UPVC double glazed window with Venetian shutter blinds overlooking the front gardens and matching UPVC double glazed windows with a very pleasant outlook over the mature rear gardens, continued limestone herringbone brick flooring, a focal point fireplace, inset wood burning stove on a slate hearth, recessed display area alongside, coved cornicing, radiator, TV aerial point, archway to dining section.



#### **DINING SECTION**

With continued flooring, radiator, coved cornicing, painted and glazed door leading 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.



**KITCHEN/BREAKFAST ROOM 5.64m (18'6") x 2.59m (8'6") plus a return of 1.45m (4'9") x 1.14m (3'9")**

A comprehensively fitted kitchen/breakfast room having a range of matching wall and base units, extensive beech block effect roll top work surfaces, breakfast bar and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome mixer tap, plumbing for dishwasher, a range style cooker with five rings, electric hot plate and two ovens under and ceramic tiling over, coved cornicing, inset ceiling spotlights, stone tiled flooring, return door to hallway, two UPVC double glazed windows enjoying a lovely outlook over the rear gardens, double glazed stable door to outside, door to:



**WALK-IN PANTRY 2.51m (8'3") x 0.91m (3'0") maximum measurement.**

Having wrap around pine shelving, continued stone tiled flooring, spotlights.

**SECOND DOOR FROM KITCHEN/BREAKFAST ROOM TO:**

**UTILITY ROOM 3.10m (10'2") x 2.03m (6'8")**

Having a range of matching wall and base units with roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, wall mounted gas central heating boiler, continued stone tiled flooring, wall mounted Solis solar panel inverter and five kilowatt storage battery, which along with a feeding tariff makes this an energy efficient home. UPVC double glazed door to the front garden and driveway.



**STAIRCASE FROM RECEPTION HALL**

With fitted carpet that leads to the first floor landing which has a linen cupboard.

**PRINCIPAL BEDROOM 3.07m (10'1") x 2.95m (9'8")**

A delightful main bedroom which has a bright dual aspect with pleasant views through UPVC double glazed windows overlooking the gardens and above on the monopitch ceiling sits a Velux double glazed skylight, double radiator, fitted carpet, four wall lights, sliding panelled door from the hallway, doorway to:



**DRESSING AREA**

With hanging space and shelving.

**EN-SUITE SHOWER ROOM 2.74m (9'0") x 2.59m (8'6")**

A fabulous, luxury bathroom with Whirlpool spa bath, chrome easy-on mixer taps and telephone hand shower, half-tiled surround, pedestal hand wash basin with easy-on mixer taps, low flush wc, large curved shower cubicle with Mira Sport electric shower and screening, mirrored bathroom cabinet, frosted double glazed window, inset ceiling spotlights, chrome ladder style heated towel rail, shaver point, ceramic tiled flooring, panelled internal door.

**TURNING STAIRCASE FROM THE DRESSING AREA TO:**

**GALLERIED MEZZANINE AREA**

Overlooking the bedroom and has access to a large walk-in dressing room with hanging space and shelving.

**BEDROOM TWO 3.96m (13'0") x 3.07m (10'1") plus door recess 0.81m (2'8") x 0.61m (2'0")**

Broad UPVC double glazed window overlooking the front garden, radiator, coved cornicing, panelled internal door.



**BEDROOM THREE 3.07m (10'1") x 2.69m (8'10") plus door recess 0.94m (3'1") x 0.61m (2'0")**

With coved cornicing, broad UPVC double glazed window enjoying a pleasant outlook down the gardens, fitted carpet, panelled internal door, radiator.



**BEDROOM FOUR 2.39m (7'10") x 2.13m (7'0")**

With UPVC double glazed window overlooking the front, radiator, panelled internal door.

**FAMILY SHOWER ROOM 2.34m (7'8") x 1.65m (5'5")**

Luxuriously appointed with a white suite comprising, large corner shower cubicle with chrome mixer shower and glass screen, china wash hand basin set on a high gloss white vanity unit, fully tiled walls, Glen electric down flow fan heater, low flush wc, frosted double glazed window, back-lit mirror, radiator, vinyl flooring, panelled internal door.

**OUTSIDE**

**GARDENS**

Our clients have created a large, level, gravelled parking area that can easily accommodate motor home and family vehicle alongside. The original, sloping, tandem driveway runs to the left of the parking area passing a re-cycling area to the right and just in front of the house sits a lawned area, well stocked flowerbeds with plants and shrubs, a small shed, motion sensitive lighting, outside power point. To the rear of the house there are delightful large gardens with concrete steps leading from the house down to the first area of lawn with fish pool to the

right hand side and extremely well stocked flowerbeds sporting a wide variety of plants, shrubs and trees and from here steps lead down to the lower garden again with continued lawns, large Eucalyptus Tree and surrounded by timber children's play equipment and from here you will see a timber garden shed to the left and productive kitchen garden to the right. One of the secrets of this garden is the privacy and seclusion and a secure area for free range children and animals.

**COUNCIL TAX** Band D.

**SERVICES**

Mains drainage, water, electricity and gas.

**SOLAR PANELS**

The property has wholly owned solar panels and a five kilowatt storage battery plus a feed in tariff making this a more energy efficient house to run.

**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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