



Falmouth

An extended semi-detached family home
Set in the heart of this popular development
UPVC double glazed windows and doors
Fitted kitchen/dining room with appliances
Lounge, double glazed conservatory
Three bedrooms, bathroom/wc
Hardwearing wood finish floorings (ground floor)
South facing, manageable gardens
Garage en bloc and a parking space
Walking distance to local schools and amenities

Guide £290,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7075



We are delighted to offer as our clients sole agents, this extended, three bedroom semi-detached house which is set in a small private cul-de-sac in the heart of this popular Longfield development which is conveniently situated within walking distance to local schools, amenities and Penmere branch line station.

The house is ideal for a growing family and offers features including gas fired central heating by radiators, UPVC double glazed windows, doors and conservatory, hard wearing wood finish and wooden flooring to the ground floor and built-in wardrobes to the two largest bedrooms.

The accommodation in sequence includes an entrance hall, lounge, kitchen/dining room and a conservatory with doors leading out to the rear gardens. A staircase from the reception hall leads to the first floor landing where you will find three bedrooms (two doubles and a single) and a family bathroom/wc combined. Outside the property there are sloping open plan lawned front gardens and at the rear, a South facing garden with full width paved patio, a small area of lawn and side access alongside the property. The property has a single garage in a block just a few yards away and a parking space in front of the garage.

A viewing is highly recommended to secure this semi-detached family home.

Why not call for your viewing today?

THE ACCOMMODATION COMPRISES:

Concrete steps with hand safety rail lead from the pathway to a canopied entrance, **UPVC DOUBLE GLAZED FRONT DOOR TO:**

ENTRANCE HALL

With double radiator, coat hooks, staircase to first floor, fitted shelf, double opening frosted glazed doors to:

LOUNGE 4.70m (15'5") x 3.48m (11'5") into recess.

Having a double glazed window overlooking the front aspect, natural wood flooring, double radiator, white fire surround with inset electric fire on a raised hearth, fitted book and display shelving either side, under stairs storage cupboard, coved cornicing, TV aerial point, door to:



KITCHEN/DINING ROOM 4.44m (14'7") x 2.69m (8'10")

Equipped with a range of matching wall and base units in beech effect, wrap around polished granite effect work surfaces and matching splash backs over, five-ring stainless steel gas hob, stainless steel backplate and cooker hood over, electric double oven under, single drainer stainless steel sink unit, chrome mixer tap and cutlery drainer, plumbing for washing machine, space for under counter refrigerator or freezer, spotlights, double glazed window looking through the conservatory to the garden, hard wearing wood finish flooring, painted and glazed door from the lounge, open plan to:

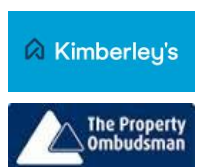


CONSERVATORY 4.19m (13'9") x 3.00m (9'10")

A perfect addition to the property and having a triple aspect with UPVC double glazed windows, pitched roof and double glazed opening doors to the gardens, all enjoying a southerly aspect, double radiator, continued hard wearing wood finish flooring.



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.



STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

Linen cupboard with Vaillant gas central heating boiler.

BEDROOM ONE 3.58m (11'9") x 2.64m (8'8") measured to wardrobe front.

Having a double glazed window overlooking the front aspect with roller blind, radiator, built-in wardrobe cupboard with sliding full length mirrored doors, six-panelled internal door.



BEDROOM TWO 2.67m (8'9") x 2.62m (8'7")

Measured to wardrobe front and having a double glazed window overlooking the rear garden, roller blind, TV aerial point, built-in wardrobe cupboards with full length mirrored sliding doors, six-panelled internal door.



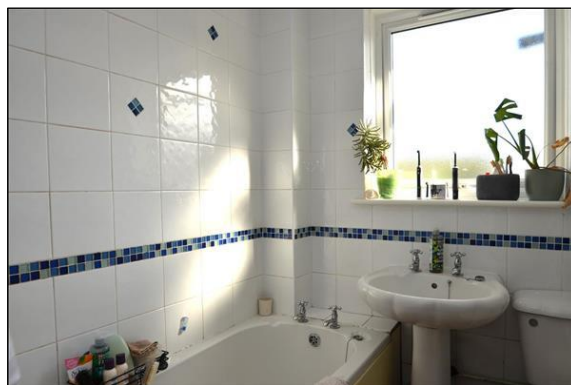
BEDROOM THREE 2.51m (8'3") x 1.83m (6'0")

Again, with double glazed window overlooking the front aspect, radiator, six-panelled internal door.



BATHROOM 1.83m (6'0") x 1.75m (5'9")

With a white suite comprising panelled bath, Redring thermostatically controlled electric shower, chrome hot and cold taps, pedestal wash basin with chrome hot and cold taps, low flush wc, fully tiled walls, hard wearing wood finish flooring, frosted double glazed window, mirrored bathroom cabinet, ladder style heated towel rail, six-panelled internal door.



OUTSIDE

GARAGE

The property has a single garage with up and over door and parking for one vehicle in front.

GARDENS

To the front of the house there are sloping lawns and a side pathway which takes you through a gate into the rear garden which enjoys a sunny, southerly aspect and offers a full width paved patio area and a selection of plants and shrubs, a level lawn and closed board fencing on either side.

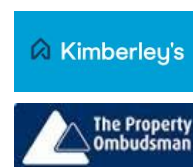
SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band B.

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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