



Falmouth

A well presented detached house
Being sold with no onward chain
Built by Messers Barratt Homes Ltd
Newly redecorated throughout
UPVC double glazed windows and doors
Gas fired central heating by radiators
Sitting room, fitted kitchen/dining room/utility
Four bedrooms, two bathrooms
Landscaped enclosed gardens and patio
Detached garage, tandem driveway parking



Guide £485,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK7119



This well presented, modern, four bedroom detached family home is set on a corner plot in the heart of this favoured Barratt Homes development at Union Park on the outer fringes of Falmouth.

Built to NHBC standards with 5 years remaining and offered for sale with no onward chain allowing a motivated buyer the chance to conduct a swift purchase of this fine home.

The house is packed with features to delight any prospective new owners including UPVC double glazed windows and doors, gas fired central heating by radiators, fitted kitchen with a range of quality appliances, inset ceiling spotlights, a selection of Venetian and Roman blinds, white panelled internal doors, a combination of fitted carpets (newly cleaned) and hard wearing flooring throughout.

The accommodation includes in sequence, a reception hall, cloakroom, sitting room, fitted kitchen/dining room, utility room, a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom/WC combined. Outside the property are enclosed landscaped gardens featuring an extensive patio and lawned area, a detached garage and tandem parking for several vehicles alongside the property.

The house is conveniently located with good access to the town centre, local schools, Falmouth Golf Club, the beaches and the main route leading to the cathedral city of Truro and beyond.

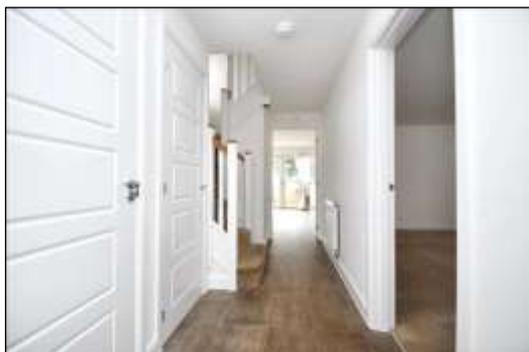
As our clients sole agents, we thoroughly recommend an immediate viewing to secure this fine property. Why not call for your personal viewing today!

THE ACCOMMODATION COMPRISES:

A composite front door with frosted double glazed panel leading to:

RECEPTION HALL

With hard wearing flooring, telephone point, double glazed flanked window with Venetian blind, staircase, radiator, deep cloaks cupboard with coat hooks shelving and internet router, access to the principal rooms.



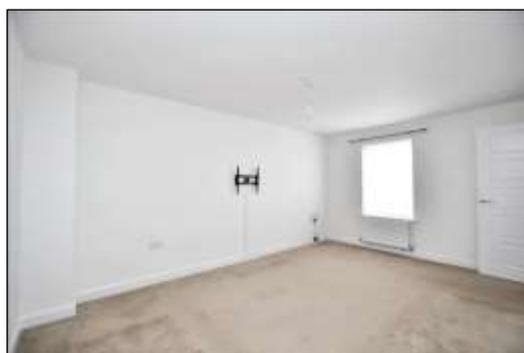
CLOAKROOM

White suite comprising of low flush WC, corner pedestal hand wash basin with contemporary chrome mixer taps and tiled surround, radiator, frosted double glazed window, Venetian blind, continued hard wearing floor, extractor fan and a white panelled internal door.



SITTING ROOM 4.70m (15'5") x 3.38m (11'1")

Having a double radiator, TV satellite point, central ceiling light, wall mounted TV bracket, UPVC double glazed window overlooking the front aspect, Venetian blind and white internal door to inner lobby.



UTILITY ROOM

With continued hard wearing flooring, plumbing for washing machine, space for a condensing tumble dryer with rolled top surface over, double glazed flanked window and vertical blind.



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/DINING ROOM 5.89m (19'4") x 3.00m (9'10")
Measured to walls*

Well equipped with a full range of matching wall and base units in high gloss white, wrap around wood finish work surfaces and matching splash backs over, a range of quality built in appliances including refrigerator/freezer, dishwasher, four-ring stainless steel gas hob, glass splash back, stainless steel extractor hood over and single fan assisted oven under, continued hard wearing flooring, double radiator, cupboard housing Logik gas central heating boiler (combi), double glazed window overlooking the garden, double glazed French doors enjoying a pleasant outlook over and giving access to the rear.



*TURNING STAIRCASE FROM RECEPTION HALL TO THE
FIRST FLOOR LANDING*

Having double glazed window with vertical blind at mezzanine level and continuing to the first floor landing, radiator, access into insulated loft space, linen cupboard with slated shelving.

*PRINCIPLE BEDROOM 3.00m (9'10") x 2.67m (8'9")
Measured to wardrobe front*

Equipped with a range of built-in wardrobe cupboards housing hanging space and shelving, white panelled internal door, double glazed window with Roman blind overlooking the front, TV aerial point, wall mounted TV bracket and white panelled internal door to:



EN-SUITE SHOWER ROOM

Luxuriously appointed with white suite comprising; walk in double shower area with full tiling, Aqualisa thermostatically controlled electric shower and sliding glass screen, pedestal wash basin with chrome mixer taps and tiled splash back, mirrored bathroom cabinet, low flush WC, radiator, towel rail, hard wearing flooring, frosted double glazed window with Venetian blind, shaver point and extractor fan.



*BEDROOM TWO 3.05m (10'0") x 2.57m (8'5")
To wardrobe front*

Equipped with a range of fitted wardrobe cupboards housing hanging space and shelving, white panelled internal door, radiator, TV aerial point and wall mounted bracket, double glazed window with Roman blind enjoying a pleasant outlook to the gardens and countryside in the distance.



BEDROOM THREE 2.79m (9'2") x 2.08m (6'10")

Double glazed window with roller blind overlooking the gardens and taking in partial country views, radiator, white panelled internal door.

BEDROOM FOUR 2.82m (9'3") x 2.54m (8'4")

Another bright bedroom, again with double glazed window and Roman blind overlooking the front, double fitted wardrobe cupboard and desk alongside, radiator, white panelled internal door, TV aerial point and scart lead.

FAMILY BATHROOM

Luxuriously appointed with white suite comprising: panelled bath, contemporary chrome mixer taps, chrome mixer shower with fully tiled surround and folding glass shower screen, pedestal hand wash basin with contemporary chrome mixer taps and tiled splash back, mirrored bathroom cabinet over, radiator, low flush WC, hard wearing flooring, frosted double glazed window and Roman blind, extractor fan, panelled internal white door.



OUTSIDE

GARAGE 5.26m (17'3") x 2.82m (9'3")

With up and over door, light and power, approached by a long herringbone brick driveway with parking for two family sized vehicles alongside.

GARDENS

A small open plan front garden and at the rear a side gate from the driveway leading to an enclosed rear garden which has been landscaped by our clients for ease of maintenance. Offering an extensive tiered broad paved patio area running the full width of the garden and black safety rails, a succession of paved steps takes you down to the second patio area making this a great place to entertain your family and friends, flowerbed to the right and finally a lawned area with well stocked flower borders with a variety of plants and shrubs.



SERVICES

Mains drainage, water, electricity and gas.

COUNCIL TAX

BAND E

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.

