



## Penryn

A spacious semi-detached family home  
Well presented three storey accommodation  
UPVC double glazed windows and doors  
Gas central heating by radiators  
Open plan fitted kitchen, dining/living room  
Three second floor bedrooms and shower room/wc  
Sitting room/bedroom four on the ground floor  
Far reaching views to town and country  
Wide herringbone brick driveway  
Delightful, terraced gardens to the rear



Guide £350,000 Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

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

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

REF: SK7132



A great opportunity to own this well presented and spacious three/four bedroom semi-detached home which is set in a convenient location on the outskirts of Penryn and enjoying far reaching views across the town to the countryside on the horizon.

The house was originally built by a respected local builder and in recent times has been re-modelled by our clients to maximize the space for a growing family.

Packed with features including UPVC double glazed windows and doors, gas fired central heating by radiators, a re-modelled kitchen with built-in appliances, replacement light oak internal doors and a re-modelled shower room/wc combined.

The well planned accommodation is arranged over three floors and at the entry level there is a reception hall and doorway leading to a sitting room/bedroom four and this connects to a utility and a store room. A staircase leads to the first floor with a bright dual aspect open plan fitted kitchen, dining and living room with views, a cloakroom/wc and door leading to the back garden. A staircase from the sitting rooms ascends to the top floor where you will find three bedrooms and a bathroom/wc combined. Outside the property, to the front sits a wide herringbone brick driveway with parking for two/three vehicles and at the rear of the house a terraced garden with gravelled patio areas laid for ease of maintenance.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal appointment to view today?

#### *THE ACCOMMODATION COMPRISES:*

UPVC double glazed front door with frosted privacy panel to:

#### *RECEPTION HALL*

With vinyl flooring, staircase to first floor, coat hooks, inset ceiling spotlights, light oak internal door to:

#### *SITTING ROOM/BEDROOM FOUR 4.67m (15'4") x 3.84m (12'7")*

Converted from the original garage with building regulation approval and having a rectangular bay with a broad UPVC double glazed window and Venetian blinds overlooking the front aspect, hard wearing wood finish flooring, solid wood TV and display shelving, contemporary vertical radiator, TV aerial point, light oak internal door to:



#### *UTILITY ROOM 2.64m (8'8") x 2.21m (7'3")*

With plumbing for washing machine and space for condensing tumble dryer, wall mounted Gloworm gas central heating boiler (combi), open doorway to:

#### *WORKSHOP/STORAGE ROOM 3.35m (11'0") x 1.57m (5'2")* With electricity and lighting.

#### *PAINTED STAIRCASE FROM RECEPTION HALL TO:*

#### *FIRST FLOOR LANDING*

With double radiator, spotlights, open plan to:

#### *DUAL ASPECT KITCHEN/DINING/LIVING ROOM 7.11m (23'4") x 5.21m (17'1") measured to walls and including stairs.*

A fabulous open plan family room which has a deep rectangular bay and double glazed window with matching window alongside with Vertical blinds and enjoying superb views across Penryn town centre to countryside on the horizon and broad UPVC double glazed window with Venetian blind overlooking the rear gardens.



#### *KITCHEN*

Well equipped with a full range of matching wall and base units in matt grey, wrap around granite effect work surfaces and matching splash backs over, 1 1/2 bowl stainless steel sink unit with chrome mixer tap over, five-ring gas hob, glass back plate and spotlights over, built-in fan assisted oven and Kenwood microwave over, concealed refrigerator and freezer, low flush wc, open plan to:



#### *DINING AND LIVING ROOM AREA*

With TV aerial point, central ceiling drop light, staircase to second floor.

Doorway from kitchen to:

#### *REAR LOBBY*

Double glazed door with cat flap to outside.

#### *CLOAKROOM*

With a white suite comprising; low flush wc, wall mounted hand wash basin with contemporary chrome mixer tap, half tiled wall, frosted double glazed window, wood finish flooring, light oak internal door.

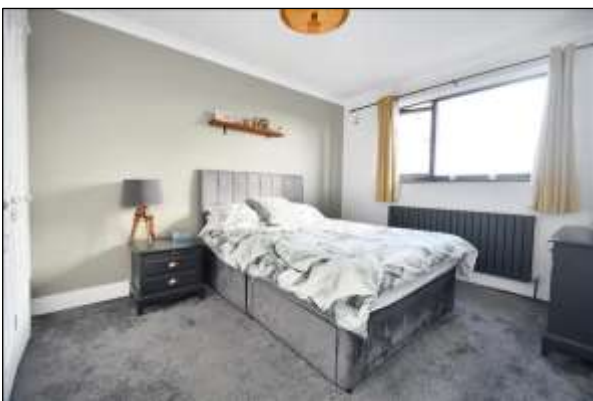
#### *STAIRCASE FROM SITTING ROOM TO:*

#### *SECOND FLOOR LANDING*

Double glazed flank window, linen cupboard, fitted carpet.

#### *BEDROOM ONE 3.48m (11'5") x 2.97m (9'9") measured to wardrobe front.*

A lovely bright main bedroom having broad UPVC double glazed windows enjoying fabulous views across Penryn town centre to countryside on the horizon. Equipped with a range of built-in wardrobe cupboards, coved cornicing, double radiator, fitted carpet, six-panelled internal door.



#### *BEDROOM TWO 2.97m (9'9") x 2.74m (9'0")*

Again, with double glazed window, this time enjoying a pleasant outlook overlooking the gardens to the rear, double radiator, fitted carpet, central ceiling light, six-panelled internal door.



#### *BEDROOM THREE 2.34m (7'8") x 2.16m (7'1")*

Double glazed window enjoying fabulous views to Penryn town centre and countryside on the horizon, built-in single bunk with storage below, double radiator, six-panelled internal door.

#### *SHOWER ROOM 2.26m (7'5") x 1.65m (5'5")*

Luxuriously appointed with a white suite comprising, large walk-in fully tiled shower cubicle, chrome mixer shower, drench and conventional head, pedestal hand wash basin with chrome mixer tap, low flush wc, frosted double glazed window, ladder style heated towel rail, wood finish flooring, six-panelled internal door.



#### *OUTSIDE*

#### *FRONT*

As you will see from the main photograph, the property has a wide herringbone brick driveway with parking for two/three cars and a passageway alongside with steps and gate leading to the rear garden.

### REAR GARDEN

This garden has been terraced and laid for ease of maintenance with gravelled patio areas, steps to several gravelled areas and finally at the top, a concrete patio for afternoon and evening sun to entertain your family and friends.



Viewing strictly by appointment

**Kimberley's Independent Estate Agents**  
29/29a Killigrew Street  
Falmouth  
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TR11 3PN

**COUNCIL TAX** Band C.

**SERVICES** Mains drainage, water, electricity and gas.

### 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.

Tel: 01326 311400

E-mail: [info@kimberleys.co.uk](mailto:info@kimberleys.co.uk)

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



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 Shaggy 560.

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