



## Penryn

A spacious semi-detached family home  
Set in a small close near the town  
Very well presented throughout  
New clear Mundic Block Test (A1 classification - 2025)  
UPVC double glazed windows and doors  
Gas central heating by radiators  
A large through lounge/dining room  
Comprehensive fitted kitchen/breakfast room with appliances  
Four/five bedrooms, shower room/wc  
Detached garage, parking for four/five cars, easy gardens

Guide £425,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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

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

REF: SK7143



A great opportunity to own this well presented, spacious four/five bedroom semi-detached family home which is set in an elevated small cul-de-sac location close to the town centre, Penryn branch line station, a number of educational facilities from primary schools though to university at Tremough Campus.

This delightful home has great kerb appeal and has been externally re-decorated in neutral themes by our client complemented by UPVC double glazed windows and doors.

Inside the house you will find many features including; gas central heating by radiators, a focal point fireplace in the lounge/dining room, a comprehensive fitted kitchen in beech effect with appliances, a re-modelled shower room/wc and all floor coverings included in the sale.

The well planned accommodation in sequence includes; an entrance hall, a bright through lounge/dining room, a fitted kitchen/breakfast room, bedroom five/second reception room, staircase to the first floor landing, four bedroom (one with en-suite cloakroom) and a shower room/wc combined. Outside the property is a detached garage approached via a long driveway with parking for four/five cars in tandem, raised front gardens and to the rear, lawned gardens with a patio.

The property is well situated and a downhill walk will take you down to the main town centre with its varied selection of shops, cafes, public houses, Post Office and galleries. A local bus service would transport you regularly to Falmouth as well as the train station which also connects to the cathedral city of Truro and on to mainline Paddington.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for a personal viewing today?

#### *THE ACCOMMODATION COMPRISES:*

UPVC double glazed front door with frosted privacy panel to:

#### *ENTRANCE VESTIBULE*

With coat hooks, fitted carpet, radiator, open doorway to:

#### *RECEPTION HALL*

Having a staircase to first floor landing, central ceiling light, panelled internal doors leading to the principal rooms.

#### *LOUNGE/DINING ROOM 7.44m (24'5") x 3.66m (12'0") plus bay.*

A fabulous bright dual aspect main reception room having an angular bay and double glazed window with Vertical blinds overlooking the front garden and double glazed patio door with fixed side panel overlooking the rear gardens, a focal point fireplace with inset electric fire on a matching hearth, two wall lights, TV aerial point, fitted carpet, panelled internal door from hallway, double radiator, fitted carpet, two sets of spotlights on tracking, dimmer switch lighting control, door to:



#### *KITCHEN/BREAKFAST ROOM 3.78m (12'5") x 3.35m (11'0")*

Well equipped with a full range of matching wall and base units in beech effect, wrap around granite effect work surfaces and ceramic tiling over, four-ring Cooke & Lewis gas hob with extractor hood over and Stoves double oven below, composite single drainer sink unit with swan neck mixer tap, plumbing for washing machine, space for under counter refrigerator and freezer, wall mounted gas fired central heating boiler, coved cornicing, central ceiling spotlights, large breakfast bar, hard wearing wood finish flooring, double glazed window enjoying a pleasant outlook over the rear gardens, Venetian blind, double glazed back door with frosted privacy panel leading to the rear gardens, close doorway which originally lead to the second reception/bedroom five.



*RECEPTION ROOM/BEDROOM FIVE 3.66m (12'0") x 3.35m (11'0")*

This room was originally a dining room and has been used as a bedroom for some time. With double glazed window with Venetian blind enjoying a pleasant outlook to the front aspect, deep under stairs storage cupboard, double radiator, coved cornicing, central ceiling spotlights, panelled internal door.



*BEDROOM THREE 3.25m (10'8") x 3.23m (10'7")*

Having two double glazed windows overlooking the rear garden, fitted carpet, double radiator, display shelf, built-in double wardrobe cupboard and further storage alongside, six-panelled internal door.



*STAIRCASE FROM RECEPTION HALL TO:*

*SPLIT LEVEL LANDING*

Giving access to an insulated loft space.

*BEDROOM ONE 3.71m (12'2") x 3.66m (12'0") into recess and including the cloakroom.*

With broad UPVC double glazed window overlooking the rear garden, coved cornicing, radiator, fitted carpet, six-panelled internal door, second panelled internal door leading to:



*BEDROOM FOUR 3.66m (12'0") x 1.93m (6'4") plus door recess and of a slightly irregular shape.*

With broad UPVC double glazed window and Vertical blind overlooking the front aspect, central bed recess having a single wardrobe alongside, bedside cabinet and storage over, fitted carpet, coved cornicing, six-panelled internal door.



*EN-SUITE CLOAKROOM*

With a white suite comprising; low flush wc, china wash hand basin with mixer tap and tiled splash back set on a vanity unit, extractor fan.

*BEDROOM TWO 3.66m (12'0") x 3.66m (12'0") measured into the plus recess.*

Another bright double bedroom again with broad UPVC double glazed window and Vertical blind overlooking the front aspect, radiator, fitted carpet, coved cornicing, six-panelled internal door, display shelf.



### SHOWER ROOM 2.16m (7'1") x 1.93m (6'4")

Luxuriously appointed with a white suite comprising: large fully tiled shower cubicle, chrome mixer shower and glass screening, pedestal wash basin with chrome easy-on hot and cold taps, low flush wc, chrome ladder style heated towel rail, extractor fan, frosted double glazed window, six-panelled internal door.



### OUTSIDE

#### GARAGE 4.70m (15'5") x 2.57m (8'5")

With up and over door, lighting and power, double glazed flank window, ceramic tiled flooring and approached via a long driveway with tarmac and concrete surface providing space for certainly four family sized vehicles in tandem.

### GARDENS

To the front of the house there is a lawn with granite retaining walls, paved steps leading to the front door, gravelled area and flowerbed.

At the rear of the house there are delightful gardens which is simply laid to lawn, paved patio area, well stocked flower borders, Cornish stone hedge to the rear boundary, garden shed and outside cold water supply.



### SERVICES

Mains drainage, water, electricity and gas.

### COUNCIL TAX Band C.

### 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.



Ground Floor  
Approx 68 sq m / 642 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any fittings are approximate and no responsibility is taken for any error, omission or misstatement. Some of the built-up area of the property may not be included in the final price. Made with Magic Strategy 100.



First Floor  
Approx 67 sq m / 616 sq ft

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