



Penryn

**A superb, detached bungalow
Set on a favoured development
Beautifully refurbished and presented
Gas central heating by radiators
Sealed unit double glazed windows and doors
Open plan lounge and dining room
Fitted kitchen in white with appliances
Principal bedroom with new fitted wardrobes and shower room
Two further bedrooms, luxurious bathroom/wc in white
Detached double garage, multiple parking, manageable gardens**

Guide £465,000 Freehold

AWAITING EPC

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

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www.kimberleys.co.uk

REF: SK7146



We are delighted to offer for sale, this superb, three bedroom detached bungalow which sits on a bold corner plot at the entrance to this favoured residential development at Old Well Gardens on the outskirts of Penryn.

Our client has overseen an extensive refurbishment programme at the property with a host of features making this a perfect home for a client to purchase and move in straight away.

The bungalow is packed with features including; gas fired central heating by radiators, sealed unit double glazed leaded light windows and doors, fitted vertical blinds, fully fitted kitchen with appliances, a new family bathroom, fitted bedroom furniture and new en-suite shower room in the principal bedroom and all floor coverings included in the sale.

The accommodation in sequence includes a covered porch with front door leading to an L-shaped reception hall, double doors lead through to a generous sitting room which has an archway leading to the dining area and patio doors leading to the rear, fully fitted kitchen in white with appliances, principal bedroom with en-suite shower room, two further bedrooms and a new family bathroom/wc combined. Outside the property there are well maintained lawned gardens to the front, a secluded paved patio garden at the rear, a double width garage and parking for a couple of family sized vehicles in front.

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

Why not call and make your personal viewing today?

THE ACCOMMODATION COMPRISES:

Covered porch with Bradstone paving leading to:

STAINED WOOD, SEALED UNIT, DOUBLE GLAZED FRONT DOOR WITH FROSTED SIDE PANEL LEADING TO:

RECEPTION HALL

A bright introduction to the property with ceramic tiled flooring, wall mounted electric consumer unit box, radiator, coved cornicing, two sets of spotlights, access to principal rooms, cloaks cupboard, access to insulated loft space which part boarded and has lighting.

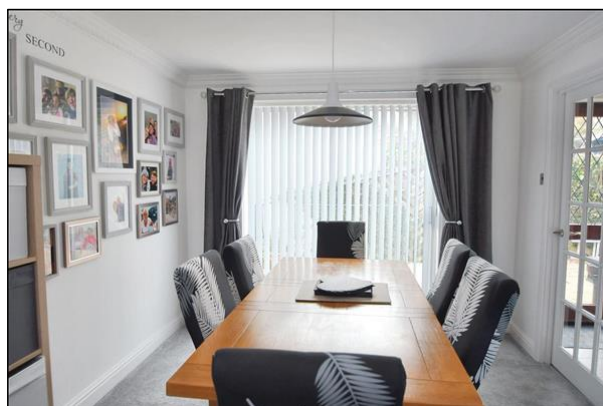
SITTING ROOM 4.93m (16'2") x 4.32m (14'2")

A generous main reception room with double opening multi-paned doors leading to and from the reception hall, stained wood sealed unit double glazed windows with leaded lights and vertical blinds overlooking the front gardens, a focal point moulded and marble tiled fireplace with inset gas fire on a raised marble hearth, coved cornicing, three uplighters with stainless steel dimmer switch, fitted carpet, double radiator, TV aerial point, archway to:

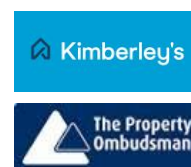


DINING ROOM 3.00m (9'10") x 2.97m (9'9")

A bright room with double glazed sliding patio door and vertical blinds enjoying an outlook over the patio gardens and this gets plenty of afternoon sunshine, fitted carpet, coved cornicing, over dining table drop light, multi-paned internal 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 3.58m (11'9") x 2.97m (9'9")

Re-fitted with a full range of matching wall and base units in high gloss white with brushed steel handles, over counter lighting and wrap around slate effect work surfaces and ceramic tiling over, inset floor lighting, a range of built-in appliances including a five-ring stainless steel gas hob, stainless steel cooker hood over, built-in Beko double oven, dishwasher, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, plumbing for washing machine, continued ceramic tiled flooring, wine rack, painted panelled ceiling, inset ceiling spotlights, sealed unit double glazed window and vertical blind overlooking the rear garden, multi-paned door to outside.



PRINCIPAL BEDROOM 3.71m (12'2") x 2.92m (9'7") into bedside recess plus a door recess 0.81m (2'8") x 0.79m (2'7")

Recently fitted with a range of matching bedroom furniture including fitted wardrobes, over bed storage, three nest of drawers, TV aerial point, sealed unit double glazed window with leaded lights and vertical blinds enjoying a pleasant outlook over the front, fitted carpet, panelled internal door, radiator, coved corning, inset ceiling spotlights. Door to:



EN-SUITE SHOWER ROOM

Luxuriously appointed with a white suite comprising; large semi-quadrant fully tiled shower cubicle, black mixer shower and curved glass screen, shell china wash hand basin with black mixer tap set on an oak block topped high gloss white vanity unit, low flush wc, backlit mirror, frosted double glazed window and vertical blind, chrome ladder style heated towel rail, extractor fan, spotlights, half tiled walls and matching flooring, panelled internal door.



BEDROOM TWO 3.00m (9'10") x 2.97m (9'9") plus 1.40m (4'7") x 0.61m (2'0")

Having a sealed unit double glazed window with leaded lights and vertical blinds overlooking the rear garden, TV aerial point, panelled internal door, fitted carpet, radiator, coved corning, spotlights.



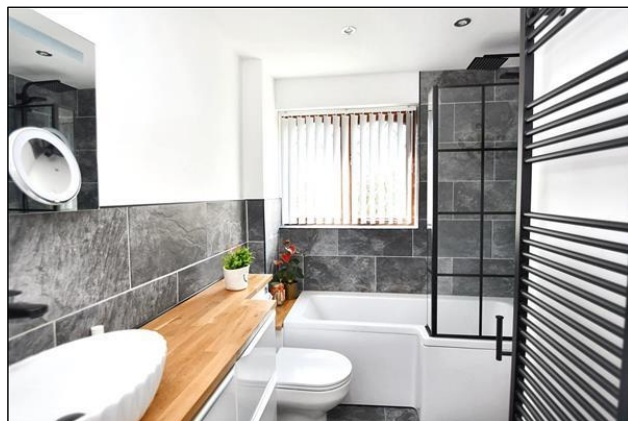
BEDROOM THREE 3.28m (10'9") x 2.44m (8'0") into recess.

Having sealed unit double glazed leaded light windows and vertical blinds overlooking the front garden, fitted carpet, radiator, coved corning, panelled internal door.



FAMILY BATHROOM 2.01m (6'7") x 1.47m (4'10") plus 1.50m (4'11") x 1.37m (4'6")

A beautifully designed and luxuriously appointed new bathroom with white suite comprising; P-shaped shower bath, black mixer shower with drench head and conventional hand shower, fully tiled surround and glass screening, shell china wash hand basin set on a oak block topped high gloss white vanity unit, incorporated low flush wc alongside, tall high gloss white cabinet, black ladder style heated towel rail, ceramic tiled flooring, frosted sealed unit double glazed window with vertical blind, spotlights, panelled internal door.



OUTSIDE

DOUBLE GARAGE 5.23m (17'2") x 5.08m (16'8")

A generous double width garage with two up and over doors, lighting and power, fitted wall and base units, inset single drainer stainless steel sink unit, personal door to outside. The garage is approached via a double width Bradstone paved driveway with parking for two large vehicles side-by-side.

GARDENS

The bungalow sits on a bold corner plot and at the front has two areas of lawn with low stone retaining walls, a Bradstone paved pathway leading to the front door and on the far side, a selection of plants and shrubs. On the far wide of the driveway there is a small lawned and gravelled area. A Bradstone pathway leads between the bungalow and the garage into a large, terraced Bradstone paved patio garden which is ideal for relaxing and entertaining, well screened to the rear and side and with a brick built barbecue at the far end.

COUNCIL TAX Band D.

SERVICES Mains gas, electricity, water and drainage.

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.

Approx Gross Internal Area
91 sq m / 981 sq ft



Floorplan

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 Snappy 360.

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