



## Penryn

**A substantial detached dormer residence  
Elevated location with distant river views  
An ideal home for a growing family  
Gas central heating, UPVC double glazing  
Wholly owned solar panels with feed-in tariff  
Sitting room, dining/conservatory  
Fitted kitchen/breakfast room with appliances  
Four bedrooms, ground floor shower room/WC  
Multiple parking facilities, large timber outbuilding  
Walking distance to schools and the town**

**ENERGY EFFECIENCY RATING  
BAND D**

**Guide £495,000 Freehold**

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

**01326 311400  
www.kimberleys.co.uk**

**REF: SK7147**



We are delighted to offer as our client sole agents, this substantial four/five bedroom detached dormer bungalow which is set in an elevated and enviable location at Green Lane, enjoying superb views across Penryn down to the river, Flushing, Carrick Roads and The Roseland Peninsula in the distance and all set within walking distance of local schools, amenities, the branch line railway station connecting to Falmouth and the cathedral city of Truro and a longer stroll into Penryn's historic town centre.

The property has been a home to our clients for the past 25 years where it has been a comfortable and versatile home in raising their family and they are now looking to downsize to a smaller home.

Our clients have also obtained outlined planning permission for a single dwelling (PA23/03097) to build alongside the main house with and in our opinion, this could be ideal for someone with a multi-generational family.

The house is packed with features including gas fired central heating by radiators, UPVC double glazed windows, doors and a conservatory, wholly owned solar panels with feed-in tariff, hard wearing wood finished flooring and stylish on trend grey internal doors.

This property offers a spacious and flexible layout which is ideally suited to a growing family offering on the ground floor, a reception hall, sitting room, fitted kitchen/breakfast room with appliances, a dining conservatory, two double bedrooms and a well-appointed shower room/WC. A turning staircase leads to the first floor where you will find two further double bedrooms both with impressive views down across the town to the Penryn River, Flushing, Carrick Roads and the Roseland Peninsula in the distance. There is a fifth bedroom arranged as a separate annexe with its own shower room and has its own access from the rear garden.

Outside the property, to the front, there are two parking areas which can accommodate up to four/five vehicles if parked sensibly, a raised front garden and at the rear, there is a lawned area and decking which enjoys a sunny aspect. To the side of the bungalow is where you will see the area which has planning permission, and this can be accessed through a wooden gate, and this has two useful wooden sheds in situ and a further area of lawn and decking.

**We thoroughly recommend an immediate viewing to secure this substantial family home.**

**Why not call for an appointment to view today?**

### **THE ACCOMMODATION COMPRISES:**

A pathway leads from the driveway to composite front door, double glazed panel and matching panels either side with privacy glass leading to:

### **RECEPTION HALL**

With hard wearing wood finish flooring, concealed radiator, coat hooks, storage cupboard, staircase to first floor, spotlights, and under stair storage cupboard.

### **SITTING ROOM 5.49m (18'0") x 2.97m (9'9")**

A lovely bright reception room which has a broad UPVC double glazed window overlooking the front, two radiators, spotlights, TV aerial point, fitted carpet, grey panelled internal door and second door to:



### **FITTED KITCHEN 5.49m (18'0") x 2.26m (7'5") measured to walls.**

A bright and well equipped kitchen/breakfast room offering a range of matching wall and base units in high gloss white with soft closers, black granite work surfaces, matching breakfast bar granite effect surface with radiator below, inset single drainer sink unit with mixer tap, plumbing for dishwasher, a bank of cupboards with inset single oven and microwave, AEG induction hob, glass splash back, double glazed window overlooking the rear garden, double glazed patio door and matching fixed panel alongside giving access to the side garden, hard wearing wood finish flooring, two sets of spotlights on tracking, space for free standing American style refrigerator/freezer, electric meters, panelled internal door 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.



**DINING CONSERVATORY 5.03m (16'6") x 2.39m (7'10") into recess.**

A bright triple aspect dining conservatory with double glazed windows and doors opening onto the gardens, at the side and rear, hard wearing wood finish flooring, plumbing for washing machine, built-in storage cupboard, electric radiator.



**BEDROOM ONE 3.66m (12'0") x 3.05m (10'0")**

Having broad UPVC double glazed windows overlooking the front garden, concealed radiator, panelled internal door, fitted carpet, spotlights.



**SHOWER ROOM 1.83m (6'0") x 1.83m (6'0")**

Well appointed with a white suite comprising; large walk-in shower cubicle with chrome mixer shower and sliding glass screen, china hand wash basin set on a high gloss white vanity unit and tiled splash back, low flush wc, two frosted double glazed windows, spotlights, chrome ladder style heated towel rail, hard wearing vinyl flooring, panelled internal door.



**BEDROOM TWO 3.66m (12'0") x 3.05m (10'0")**

Again, with broad UPVC double glazed window overlooking the rear patio and garden, radiator, spotlights, fitted carpet, panelled internal door.



**STAIRCASE FROM HALL TO:**

**FIRST FLOOR LANDING**

With large UPVC double glazed window, enjoying far reaching views across Penryn to the river and Carrick Roads, fitted carpet, eaves storage cupboard, fitted book shelving, spotlights.

**BEDROOM THREE 3.66m (12'0") x 3.35m (11'0")**

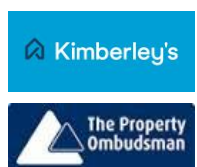
With broad dual aspect double glazed windows enjoying fabulous views across Penryn to the river, Carrick Roads and surrounding countryside, double glazed flank window, radiator, canopied ceiling, eaves storage cupboard, panelled internal door, spotlights, fitted carpet.



**BEDROOM FOUR 3.35m (11'0") x 3.05m (10'0")**

Again, another bright room with UPVC double glazed window enjoying fabulous views across Penryn to the river, Carrick Roads, Flushing and surrounding countryside, canopied ceiling, wall-to-wall fitted wardrobe cupboards, radiator, fitted carpet, cupboard housing Worcester gas central heating boiler, panelled internal door, second panelled door to:

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**GARDEN SHED 5.31m (17'5") x 3.43m (11'3")** With double glazed windows overlooking the front, insulated flooring, panelled walls, stainless steel sink unit. This would make an ideal workshop or storage area.

**SIDE/REAR GARDEN**

A side pathway leads alongside the property into a raised patio and decked area which is well fenced and offers privacy and seclusion. A paved patio continues across to the rear with further lawned area.

**EN-SUITE SHOWER ROOM 1.68m (5'6") x 0.91m (3'0")**

Well appointed with a white suite comprising; large shower cubicle with bathroom panels in white, glass screening, Mira thermostatically controlled electric shower, hand wash basin set on a high gloss white vanity unit, mirrored bathroom cabinet, frosted double glazed window, extractor fan, spotlights, hard wearing wood finish flooring.



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

**COUNCIL TAX** Band C.

**MONEY LAUNDERING**

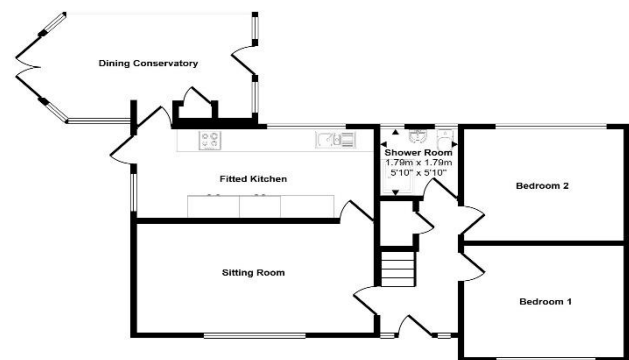
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**BEDROOM FIVE/ANNEXE 3.12m (10'3") x 2.36m (7'9") plus 2.49m (8'2") x 1.45m (4'9")**

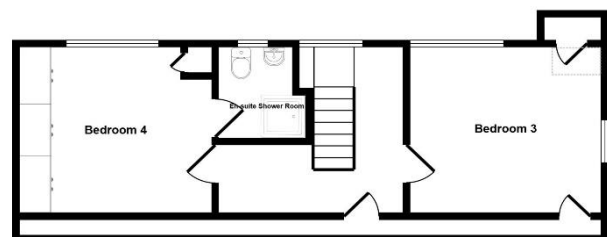
A useful addition to the bedroom accommodation with separate access to the rear and dual aspect with double glazed window overlooking the front and double glazed French door, independent electric radiator, door to:

**EN-SUITE**

With a white suite comprising, shower cubicle, Triton electric shower and folding screen, wash hand basin, low flush WC, frosted double glazed window.



Ground Floor  
Approx 76 sq m / 814 sq ft



First Floor  
Approx 44 sq m / 474 sq ft

**FRONT GARDEN**

To the front of the property there are raised lawned gardens, well stocked flower beds with plants and shrubs and a resin pathway continues across to the front door with **TWO DRIVEWAYS** (one which is a concrete apron for two/three cars) and a resin driveway to the left hand side with further parking for two vehicles and access down to a gateway in between the property and the shed.

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