



Falmouth

An extended family home
Immaculately presented throughout
Four bedroom accommodation
Dual aspect lounge/dining room
Beautiful, refitted kitchen/breakfast room
Utility Room and ground floor bathroom/WC
Family bathroom/WC
Gas central heating by radiators
UPVC double glazed windows and doors
Front and large rear gardens, parking



Guide £390,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7161



A simply stunning link, semi-detached, four bedroom, family home, located in one of the most popular residential areas in Falmouth which is the best we have had the pleasure of selling for some time.

Immaculately presented throughout to an extremely high standard, the property offers spacious accommodation comprising; an entrance hallway, lounge/dining room, brand new fully fitted kitchen/breakfast room, utility room, ground floor shower room/WC and bedroom. To the first floor there are three further bedrooms and a family bathroom/wc. Outside, to the front of the property are low maintenance tiered gardens and driveway parking facilities and at the rear, the property enjoys good-sized terraced gardens comprising of a paved patio and lawn areas which back onto open land.

The property is situated on Boslowick Road which is just a short walk away from a host of local amenities including the parade of shops, including a hairdressers and beauty salon and the Co-op convenience store opposite. Penmere train station with its branch line running between Falmouth Docks and the cathedral city of Truro is also within easy reach of the property along with local primary, junior and senior schools. At the bottom of the road there is a tree-lined path that runs down to the back of Swanpool Nature Reserve and Beach.

As the owners' sole agents, we would highly recommend an early appointment to view.

Why not call for your personal appointment today?

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With laminate flooring, carpeted staircase rising to the first floor landing, under stairs storage cupboard, radiator, skirting boards, internal doors to:

LOUNGE/DINING ROOM 6.38m (20' 11") x 3.36m (11' 0")

A light dual aspect bright and sunny reception room with UPVC double glazed window to the front elevation, and sliding patio doors giving access to the rear, fitted carpet, skirting boards, radiator at either end of the room, TV point and telephone point.

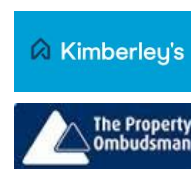


KITCHEN/BREAKFAST ROOM 4.02m (13' 2") x 2.96m (9' 9") PLUS 2.65m (8' 8") x 2.35m (7' 9")

The kitchen is fitted with contrasting, complimentary light and dark wall and base units and drawers with work surfaces over incorporating a one and a half bowl sink and drainer, oversized four ring Caple induction hob, matching oven under and extractor fan over, space for a large fridge/freezer, modern brick tiled splashbacks, UPVC double glazed window overlooking the rear gardens and door giving access, high quality Karndean flooring running through both the kitchen and breakfast area. The kitchen has a useful breakfast bar area, radiator, pantry and 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.





UTILITY ROOM 2.98m (9' 9") x 2.03m (6' 8") PLUS 1.99m (6' 6") x 1.90m (6' 3")

Fitted with wall and base units and drawers, roll top work surface incorporating stainless steel sink and drainer, space and plumbing for washing machine, tumble dryer, light tunnel, window and door to the rear elevation, tiled flooring, radiator, door to ground floor bedroom and shower room/wc.



SHOWER ROOM/WC

Very well appointed shower room, fully tiled shower cubicle with sliding clear screen and electric shower, low level flush WC and tiled floor, extractor fan and ceiling light.

BEDROOM FOUR/HOME OFFICE 3.10m (10' 2") x 2.94m (9' 8")

Ground floor bedroom/home office with UPVC double glazed window to the front elevation, laminate flooring, skirting board, radiator.



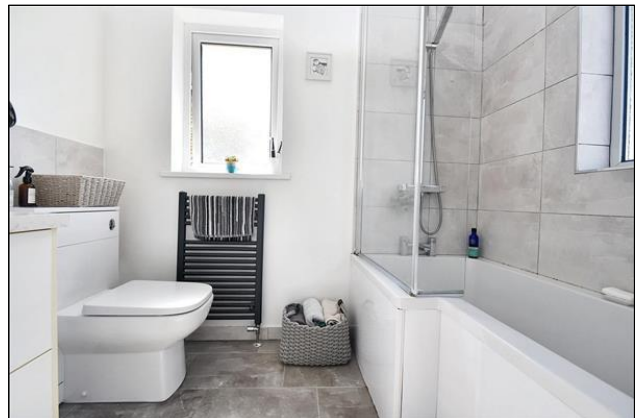
CARPETED STAIRCASE FROM THE ENTRANCE HALL TO:

FIRST FLOOR LANDING

With carpet, skirting board, access to all first floor rooms, flank UPVC double glazed window to side, access to roof space and storage cupboard.

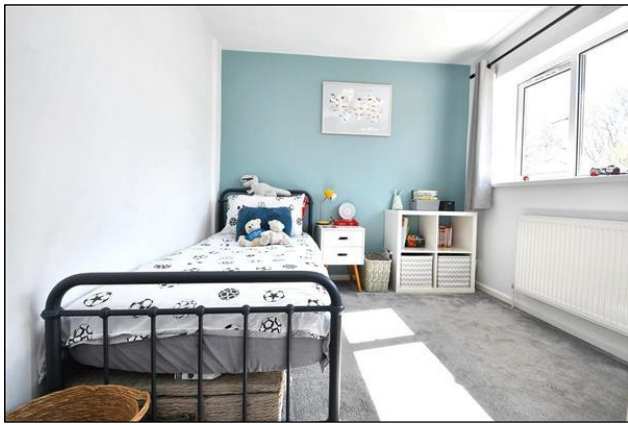
FAMILY BATHROOM

Well appointed, three piece white bathroom suite comprising; shower bath, mixer tap and dual head mains mixer shower, with clear screen, concealed cistern low level flush WC, wash hand basin set onto vanity unit, tiled walls, tiled flooring, skirting, ladder style heated radiator, light dual aspect room with obscured UPVC window to side and rear elevation.



BEDROOM TWO 3.09m (10' 2") x 2.66m (8' 9") PLUS DOOR RECESS

With UPVC double glazed window to the rear elevation, new fitted high quality carpet, skirting boards, radiator and central pendant light.



BEDROOM ONE 4.08m (13' 5") x 3.02m (9' 11") PLUS DOOR RECESS

With UPVC double glazed window to the front elevation, fitted carpet, skirting boards, radiator, central pendant light.



BEDROOM THREE 2.36m (7' 9") x 2.36m (7' 9")

UPVC double glazed window to the front elevation, fitted carpet, skirting board, radiator, central pendant light.



GARDENS

The front of the property is accessed directly from Boslowick Road and offers off road parking facilities for two cars in tandem. Adjacent to the parking area there are attractive, well presented, low maintenance gardens with various areas of interest.

The rear gardens are of generous size with raised paved terrace and laid to lawn. A pathway runs down the side of the plot until its conclusion with lawn area adjacent. At the bottom of the garden there is currently a large timber shed in situ.



COUNCIL TAX BAND C

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.



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