



Mawnan Smith

Detached, modern built bungalow
Exceptional peaceful and secluded plot
High quality fixtures and fittings
Bright and spacious accommodation
Three double bedrooms, master ensuite
Spacious entrance hall, utility room and WC
Large kitchen/dining room
Double garage and driveway parking for multiple vehicles
Delightful, established enclosed rear garden
An internal viewing is highly recommended

Guide £720,000 Freehold

ENERGY PERFORMANCE RATING BAND C

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

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www.kimberleys.co.uk

REF: SK7189



We are excited to present to the market this beautifully maintained, showstopping detached bungalow that offers contemporary, light-filled accommodation, set in a secluded and highly sought-after location in the popular village of Mawnan Smith. Built in 2016, this modern deceptive, detached bungalow is one of only two properties accessed off Carwinion Road from a shared tarmaced driveway. The property has a low maintenance exterior with a striking stone and rendered facade, and a large, bricked driveway provides parking for multiple vehicles.

Accommodation comprises of a wide entrance hallway providing access to the utility room, large double garage, separate wc, spacious living room, modern fitted kitchen/diner and further down the hall leads to three good sized double bedrooms, master with ensuite shower room and luxurious family bathroom.

To the rear you will find the enclosed, delightful, landscaped garden, which is mainly laid to lawn, with a good sized patio area, bordered by well stocked flowerbeds and pathways that lead to side gated access.

Situated just three miles from the harbourside town of Falmouth, the sought-after village of Mawnan Smith offers convenient access to coastal attractions and amenities. The village is home to a picturesque 15th-century church overlooking the beautiful Helford River and lies within easy reach of the renowned sub-tropical gardens at Trebah and Glendurgan. Mawnan Smith provides a strong sense of community with a range of amenities, including a highly regarded primary school, the popular Red Lion pub, and a village convenience store. The surrounding countryside is perfect for walking and exploring, while a short drive leads to the renowned sailing waters of the Helford River and The Carrick Roads, making this an ideal location for outdoor and maritime enthusiasts.

As our vendors sole agents, we highly recommend an early internal viewing to fully appreciate what Penrose has to offer. Why not call for your personal viewing today?

THE ACCOMMODATION COMRPISES:

ENTRANCE PORCH

A fantastic introduction to the property, having a UPC double glazed door, solid oak engineered flooring with underfloor heating, inset ceiling spotlights, storage cupboard, doors leading to all principal rooms.



UTILITY AREA 3.02m (9'11") x 1.96m (6'5")

With a modern, neutral range of matching wall and base units, granite L-shaped work surface, one and a half bowl sink with chrome mixer taps, space and plumbing for washing machine, underfloor heating, UPVC double glazed windows overlooking the front aspect, solid oak door. Internal door to garage.



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.



W/C 1.19m (3'11") x 1.96m (6'5")

Fitted with a modern white suite comprising of low level wc, wash hand basin with chrome mixer taps set in a vanity unit, tiled splashback, chrome towel style radiator, ceramic tiled floor in grey, recessed feature shelf, solid oak door.



KITCHEN/DINER 6.40m (21'0") x 3.91m (12'10")

A wonderful, spacious room with sliding UPVC double glazed patio door and further UPVC window overlooking the glorious rear garden, fitted with a range of matching wall and base units in cream, solid oak work surface, One and a half bowl black sink with chrome mixer taps, integrated eye level stainless steel oven with matching microwave over, Lamona electric hob and extractor fan over, integrated fridge/freezer, integrated dishwasher, solid oak engineered flooring with underfloor heating, inset ceiling spot lights, solid oak door. Space for a dining room table, a perfect spot to entertain family and friends with views out onto the rear garden.

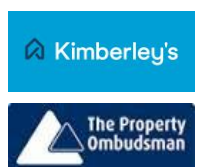


LOUNGE 5.54m (18'2") x 4.22m (13'10") Measured to fireplace.

An inviting, spacious living space with wide UPVC doors and matching side windows that overlook the delightful rear garden, focal fireplace with woodburning stove, solid oak engineered flooring with underfloor heating, inset ceiling spotlights, double solid oak doors.



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BEDROOM ONE 4.11m (13'6") x 4.24m (13'11") Measured to wardrobe, plus door recess.

The fabulous light-filled master bedroom enjoys sliding UPVC patio doors providing glorious views and direct access onto the garden, fitted with double wardrobes with sliding doors, neutral fitted carpets, underfloor heating, inset ceiling spotlights and wall lights, solid oak door. Door to:



EN-SUITE 3.07m (10'1") x 1.17m (3'10")

Luxuriously appointed white suite comprising, shower cubicle with sliding glass door, shower head and attachment. fully tiled in contemporary grey, low level wc, wash hand basin set in a vanity unit with cupboard under, mirror over, shaver light, heated chrome towel rail, inset ceiling spotlights, UPVC frosted double glazed window and solid oak door.



BEDROOM TWO 3.00m (9'10") x 4.06m (13'4") Measured to wardrobe, plus door recess.

UPVC double glazed window overlooking the front of the property, fitted wardrobe with sliding doors, inset ceiling spotlights and wall lights, fitted neutral carpet, underfloor heating, solid oak door with chrome handle, thermostatic controlled heater.



BEDROOM THREE 3.00m (9'10") x 4.09m (13'5") Measured to wardrobe, plus door recess.

UPVC double glazed window overlooking the front of the property, fitted wardrobe with sliding doors, inset ceiling spotlights and wall lights. fitted neutral carpet, underfloor heating, solid oak door with chrome handle, thermostatic controlled heater.



BATHROOM 1.98m (6'6") x 2.84m (9'4")

Luxurious modern suite in white, comprising of panelled enclosed bath with hot and cold mixer taps, low level wc, wash hand basin with hot and cold mixer taps set in a black vanity unit providing useful storage, separate enclosed shower cubicle with frosted glass surround and chrome shower, fully tiled in contemporary grey, tall chrome ladder towel rail, underfloor heating, UPVC double glazed frosted window and oak door with chrome handle.



GARAGE 5.36m (17'7") x 5.79m (19'0")

A generously sized garage features an electric roller door, loft access, and accommodates both the hot water cylinder and oil-fired central heating boiler. Internal door leads to the utility room.

OUTSIDE

To the front of the property lies an expansive paved area providing off-road parking for four to five vehicles, with additional parking available to the side. The rear garden is a secluded and well-maintained space, predominantly laid to lawn and bordered by an array of vibrant plants and shrubs, set against recently installed fencing. A paved terrace extends across the rear of the property, leading to a generous seating area enclosed by low walling—offering a perfect area to sit, relax and enjoy the garden. The oil tank is discreetly screened and positioned in the corner of the garden.

COUNCIL TAX Band F

SERVICES Mains drainage, water, electricity and central heating by oil.

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.

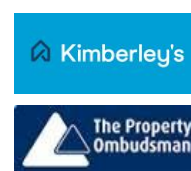


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