



Falmouth

A superb, detached chalet style home
Set in a favoured, quiet cul-de-sac
Beautifully maintained and presented
UPVC double glazed windows and doors
Gas central heating by radiators
Two generous reception rooms
Comprehensively fitted kitchen/breakfast room
Three bedrooms (one ground floor), two bathrooms
Two garages and parking for five vehicles
Fabulous mature private gardens

Guide £565,000 Freehold

AWAITING EPC

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

01326 311400
www.kimberleys.co.uk

REF: SK7194



We are proud to offer as our clients appointed sole agents, this superb, spacious, three bedroom detached chalet style residence which is set at the far end of this quiet, favoured cul-de-sac, enjoying a delightful outlook across the lightly wooded surrounding area and good distant views and to Falmouth Bay and the horizon.

The property is particularly well presented and packed with features to impress prospective new owners with gas fired central heating by radiators, UPVC double glazed windows and doors, vertical blinds in some rooms, a focal point gas fire in the sitting room, a fabulous fitted kitchen/breakfast room with a range of appliances and a combination of quality floor coverings included in the sale.

The house offers bright, spacious and extended accommodation which includes on the ground floor, a reception hall, sitting room, double bedroom, a well appointed family bath/shower room, a fully fitted kitchen/breakfast room and a fabulous quadruple aspect living/dining room which has a lovely outlook and access to the beautiful rear gardens. The first floor has two double bedrooms and a modern shower room/wc combined.

Outside the house there are two separate driveways with a garage and parking on either side of the property, Mediterranean style front gardens and at the rear, attractive well stocked gardens with plenty of privacy, a tiered sun terrace, a garden shed and greenhouse.

The property is particularly well located and being within walking distance of good local amenities at Boslowick, St Francis and St Mary's primary and junior schools, Falmouth senior school, Penmere branch line railway station connecting to Falmouth Docks in one direction and the cathedral city of Truro in the other, Falmouth's bustling town centre, Falmouth Golf Club and Swanpool and Maenporth Beaches also within easy driving distance.

***AN EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS FINE PROPERTY.
WHY NOT CALL FOR AN APPOINTMENT TO VIEW TODAY?***

THE ACCOMMODATION COMPRISES:

A covered porchway and UPVC double glazed front door with matching side panels lead into:

RECEPTION HALL

A delightful introduction to the property with fitted carpet, staircase to the first floor landing, contemporary vertical radiator, under stairs storage cupboard, access to principal rooms.

BEDROOM THREE 3.96m (13'0") x 3.00m (9'10")

Having a broad UPVC double glazed window and vertical blinds enjoying a pleasant outlook over the front garden, six panelled internal door, fitted carpet, double radiator.



SITTING ROOM 4.88m (16'0") x 4.80m (15'9")

A lovely bright dual aspect sitting room having a broad UPVC double glazed window to the side aspect enjoying distant sea views to Falmouth Bay, second window overlooking the Mediterranean style front gardens, a wall mounted focal point gas fire, double radiator, fitted carpet, central ceiling lights, six-panelled internal door.

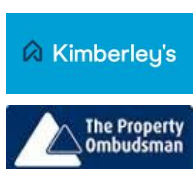


KITCHEN/BREAKFAST ROOM 5.49m (18'0") x 3.35m (11'0")

A superb and comprehensively fitted kitchen in light wood finish and equipped with a range of matching wall and base units with corner and vertical carousel units, wrap around stone effect work surfaces, ceramic tiling and over counter lighting, 1 1/2 bowl Franke single drainer stainless steel sink unit with contemporary chrome mixer tap over, a range of built-in appliances including a dishwasher, Rangemaster gas cooker with two ovens and a grill, stainless steel cooker hood and lighting over, built-in American style refrigerator/freezer with drinks dispenser and two vertical carousels either side, dual aspect with double glazed windows, Vertical blinds overlooking the side aspect enjoying a pleasant outlook across Boslowick down to Falmouth Bay in the distance, a deep recessed skylight window, vertical double radiator, six-panelled internal door from the hallway, hard wearing wood finish flooring, inset ceiling spotlight, large doorway 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.



LIVING/DINING ROOM 5.51m (18'1") x 3.76m (12'4")

A delightful, impressive addition to the property which was designed and built to take full advantage of the delightful views across the gardens at the rear, bathed in plenty of natural light with a quadruple aspect which has three large roof skylights, broad UPVC double glazed windows on three sides with vertical blinds, two frosted glazed doors on either side and double opening doors leading to and from the garden, inset ceiling spotlights, continued hard wearing wood finish flooring.

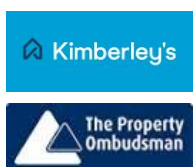


FAMILY BATHROOM 3.35m (11'0") x 2.67m (8'9")

Luxuriously appointed with a white suite comprising; deep panelled bath and central contemporary chrome mixer tap and fully tiled surround, a double walk-in shower with chrome mixer shower and sliding glass screen, wall mounted china hand wash basin with contemporary chrome mixer tap set on a high gloss white vanity unit, double mirrored bathroom cabinet with lighting, low flush wc, fully tiled walls and flooring, frosted double glazed window with Vertical blinds overlooking the side aspect, extractor fan, inset ceiling spotlights, ladder style heated towel rail, six-panelled internal door.



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STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING With access to insulated loft space.

BEDROOM ONE 4.19m (13'9") x 3.56m (11'8") to wardrobe front plus door recess 1.70m (5'7") x 0.69m (2'3")

A spacious main bedroom equipped with a range of fitted wardrobe cupboards concealing hanging space and shelving and an eaves storage cupboard, canopied ceilings, broad UPVC double glazed window and Vertical blinds enjoying delightful views over the gardens, double radiator, large walk-in eaves storage cupboard with lighting, six-panelled internal door.



BEDROOM TWO 4.27m (14'0") x 3.05m (10'0")

Another bright bedroom, this time overlooking the front aspect and having a broad UPVC double glazed window with Vertical blinds enjoying super views across the surrounding area down to Falmouth Bay in the distance, eaves storage cupboard, double radiator, canopied ceiling, fitted carpet, six-panelled internal door.



SHOWER ROOM 1.93m (6'4") x 1.17m (3'10") plus 0.94m (3'1") x 0.76m (2'6")

Luxuriously appointed with a white suite comprising; double walk-in shower cubicle, thermostatically controlled electric shower and sliding glass screen, pedestal hand wash basin with chrome hot and cold taps, mirrored bathroom cabinet, low flush wc, fully tiled walls and flooring, frosted double glazed window with roller blind, six-panelled internal door.



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OUTSIDE

ATTACHED GARAGE 5.18m (17'0") x 2.74m (9'0")

With electric roller door, lighting and power, window to rear, personal door to garden, plumbing for washing machine and space for tumble dryer, 1 1/2 bowl single drainer stainless steel sink unit, fitted racks and shelving, electric meter and consumer box. Approached by a driveway with parking for two family sized vehicles.

DETACHED GARAGE TWO 4.95m (16'3") x 2.49m (8'2") With up and over door and currently set up as a hobbies room with double glazed window and door from the garden. The driveway that leads to this garage has parking for three family sized vehicles.



FRONT GARDENS

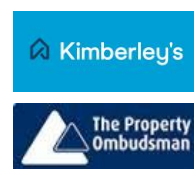
At the front of the property there are delightful Mediterranean style gardens with gravelled areas laid for ease of maintenance stocked with trees including a Canary Island Date Palm, Dracaena Palm and mature succulent plants.



REAR GARDENS

One of the main features of the home has to be these beautiful landscaped and well stocked gardens which enjoy a high degree of privacy and seclusion and sunshine throughout the day and approached over a paved pathway on either side of the property or from the living/dining room with a paved pathway running across the back of the property and steps leading to a broad, shaped lawn which is fronted by well stocked flower borders which has plenty of cover throughout the spring and summer. On the far side sits a terraced patio area and well stocked flowerbeds on one side making this an ideal area for alfresco dining and entertaining your family and friends and having distant views across to the front aspect. Across the rear boundary you will see a wide, raised rockery with stone retaining walls and comprehensively stocked with a range of plants and shrubs including Camellias, Azaleas, Maple Tree, Tree Fern, Fig Tree and more besides. Situated in the garden you will see a timber garden shed and greenhouse.

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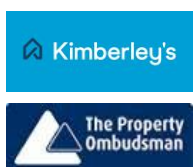
SERVICES Mains drainage, water, electricity and gas.

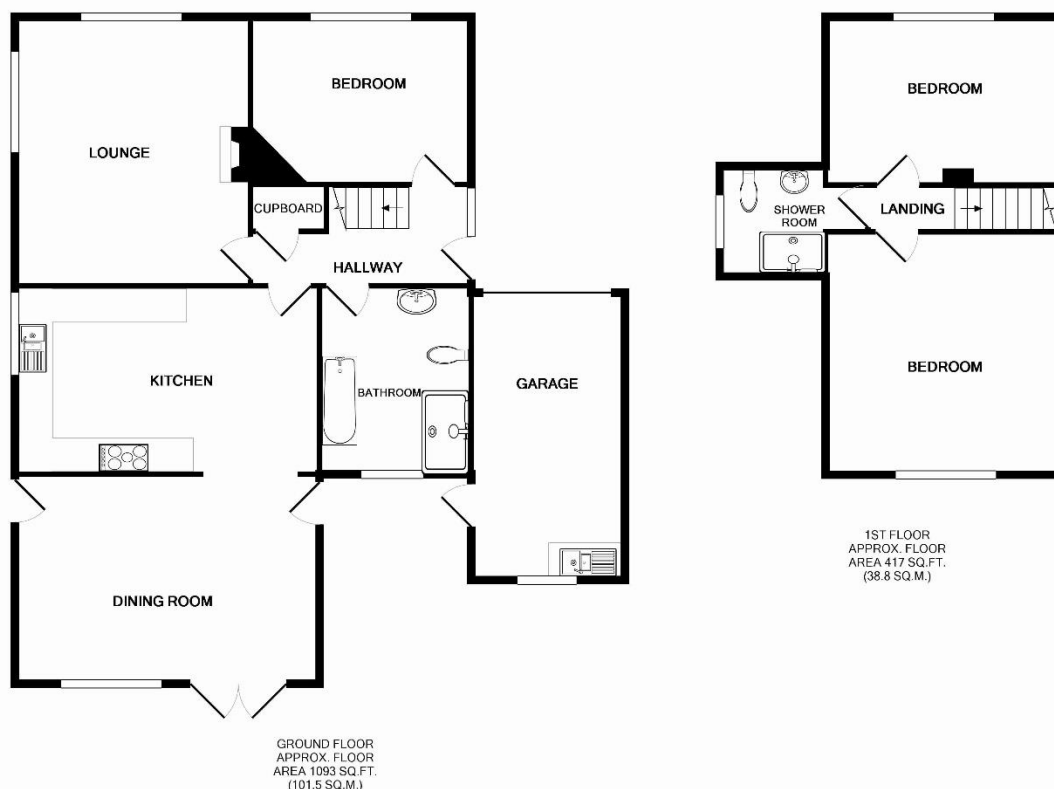
COUNCIL TAX Band D.

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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7 ELOWEN CLOSE FALMOUTH CORNWALL TR11 4PL
TOTAL APPROX. FLOOR AREA 1510 SQ.FT. (140.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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