



Penryn

An impressive linked detached house
Set in a small cul-de-sac
Substantial and extended accommodation
Gas central heating, double glazed windows and doors
Two split-level reception rooms
Fitted light oak kitchen with appliances
Six bedrooms, three bathrooms
Double integral garage and multiple parking
Landscaped gardens with covered terrace
Wholly owned solar panels with feed in tariff

Guide £545,000 Freehold

ENERGY EFFICIENCY RATING
BAND B

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

01326 311400
www.kimberleys.co.uk

REF: SK7209



We are delighted to offer as our client's sole agents, this impressive and spacious, six bedroom detached family home (linked by a garage) which is set in a small cul-de-sac in this favoured Old Well Gardens development on the outskirts of Penryn town centre.

Since purchasing the property back in 2014, our client has completely refurbished the home to a high standard and it now boasts features including gas fired central heating by radiators, UPVC double glazed windows and doors, fitted light oak kitchen with appliances, porcelain tiles throughout the ground floor and three new bathrooms.

The property also has wholly owned solar panels which provide a feed in tariff with payments every quarter.

The well planned accommodation includes on the ground floor, a reception hall, cloakroom/wc, fitted kitchen/breakfast room which is open plan to the dining area and from here, steps lead down to a split-level lounge and that has double glazed patio doors leading onto the sun terrace and the south west facing garden. From the reception hall, a staircase takes you to the first floor landing where you will find four bedrooms and two bathrooms in the original part of the house and steps lead to a second lower landing and this has two double bedrooms and a Jack'n'Jill luxury shower room.

Outside the property there are open plan lawned gardens to the front, a Bradstone driveway with parking for several vehicles in front of the double garage and at the rear of the house, the most delightful south west facing landscaped gardens with a broad covered sun terrace, lawns and flowerbeds.

The historic town of Penryn offers an eclectic range of day-to-day facilities including shops, restaurants, public houses and doctors surgery. The property itself is close to Penryn infant and junior school, Penryn College for secondary education and Falmouth University (Tremough Campus). Penryn station is also close by with the branch line linking Falmouth Docks to the cathedral city of Truro.

AN EARLY VIEWING IS HIGHLY RECOMMENDED TO SECURE THIS FINE PROPERTY.

WHY NOT PHONE FOR AN APPOINTMENT TO VIEW TODAY?

THE ACCOMMODATION COMPRISES:

From the driveway a pathway leads down to a UPVC double glazed front door with frosted privacy panels to:

RECEPTION HALL

Having porcelain tiled flooring, radiator, coved cornicing, staircase to first floor, double glazed flank window overlooking the side, access to principal rooms.

CLOAKROOM

With a white suite comprising; low flush wc, pedestal hand wash basin with chrome hot and cold taps, fitted mirror and tiled splashback, radiator, frosted double glazed window, coved cornicing, six-panelled internal door, half tiled walls, porcelain tiled flooring.

KITCHEN/BREAKFAST ROOM 3.12m (10'3") x 2.97m (9'9")

Well equipped with a full range of matching wall and base units in light oak, brushed steel handles, wrap around slate effect work surface and incorporated breakfast bar, over counter lighting and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome mixer tap, a range of built-in appliances including a five-ring gas hob, stainless steel and glass cooker hood over, single fan assisted oven under, concealed refrigerator and freezer, dishwasher, washing machine (all included in the sale), continued porcelain tiled flooring, double glazed window enjoying a pleasant outlook over the front gardens, inset ceiling spotlights, open plan to:



DINING ROOM 4.17m (13'8") x 2.69m (8'10")

With continued porcelain tiled floor and this is galleried overlooking the lounge. This has a double radiator, coved cornicing, inset ceiling spotlights, deep under stairs storage cupboard, three steps leading down to:



LOUNGE 5.11m (16'9") x 3.86m (12'8")

A fabulous broad, light sitting room again with continued porcelain tiled flooring, four wall lights, TV aerial point, two radiators, double glazed window overlooking the garden, broad double glazed patio doors leading to a covered sun terrace and this enjoys a sunny south west facing aspect.



STAIRCASE FROM THE RECEPTION HALL LEADS TO THE FIRST FLOOR LANDING

In the original part of the house and with access to insulated loft space, airing cupboard housing a pressurised hot water system.

MAIN BEDROOM 3.05m (10'0") x 2.49m (8'2") measured to wardrobe front plus door recess 1.70m (5'7") x 0.86m (2'10")

A bright main bedroom which has wall-to-wall fitted wardrobe cupboards concealed hanging space and shelving, radiator, coved cornicing, UPVC double glazed window enjoying a pleasant outlook over the front garden, hard wearing wood finish flooring, TV aerial point, six-panelled internal door from the landing, second door leading to:



EN-SUITE SHOWER ROOM 2.03m (6'8") x 1.57m (5'2")

Luxuriously appointed with a white suite comprising; large walk-in double shower cubicle, chrome mixer shower and glass screen, pedestal hand wash basin with contemporary glass screen, pedestal hand wash basin with contemporary chrome mixer tap, low flush wc, chrome ladder style heated towel rail, fitted mirror, mirrored bathroom cabinet, shaver point, glass accessory shelf, inset ceiling spotlights, extractor fan, frosted double glazed window.

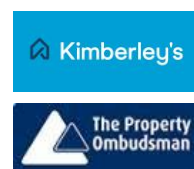


BEDROOM TWO 3.05m (10'0") x 2.34m (7'8") plus door recess 0.91m (3'0") x 0.74m (2'5")

Having a broad UPVC double glazed window with delightful south west facing views over the garden to Penryn and surrounding countryside on the horizon, hard wearing wood finish flooring, six-panelled internal door, coved cornicing, radiator.



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.



FAMILY BATHROOM 2.21m (7'3") x 2.01m (6'7") into recess.

Luxuriously appointed with a white suite comprising; panelled bath with chrome hot and cold taps, chrome mixer shower, fully tiled surround and full length mirror and glass shower screen, pedestal hand wash basin with chrome hot and cold taps, low flush wc, chrome ladder style heated towel rail, fully tiled walls and flooring, mirrored tiling, UPVC double glazed frosted window, inset ceiling spotlights, six-panelled internal door.



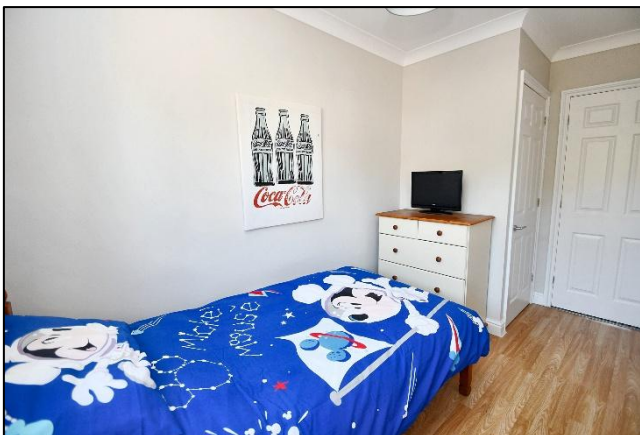
BEDROOM THREE 3.12m (10'3") x 1.96m (6'5")

Having a radiator, UPVC double glazed window enjoying the same south west facing views as bedroom two, hard wearing wood finish flooring, coved cornicing, six-panelled internal door.



BEDROOM FOUR 2.87m (9'5") x 1.96m (6'5") plus 0.99m (3'3") x 0.94m (3'1")

With double glazed window enjoying a pleasant outlook to the front, radiator, hard wearing wood finish flooring, deep wardrobe cupboard, coved cornicing, six-panelled internal door.



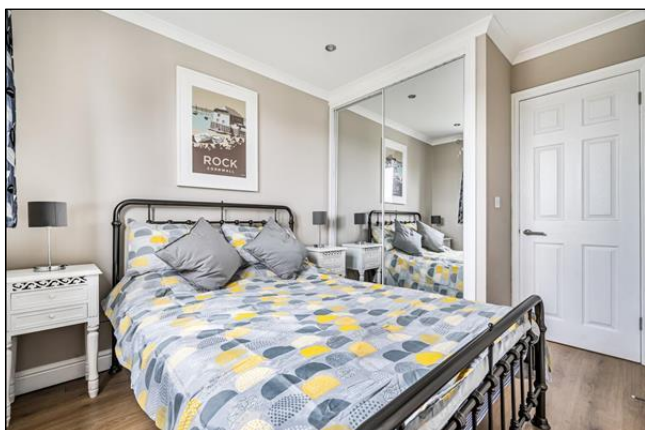
**STEPS FROM THE MAIN LANDING LEAD DOWN TO:
LOWER LANDING 2.39m (7'10") x 1.85m (6'1")**

Currently used as a study/small office and this has a double glazed window enjoying a pleasant outlook to the front aspect, double radiator, hard wearing wood finish flooring, coved cornicing, inset ceiling spotlights, access to insulated loft space.



BEDROOM FIVE 2.74m (9'0") x 2.54m (8'4") measured to wardrobe front plus door recess 0.79m (2'7") x 0.63m (2'1")

A bright bedroom with double fitted wardrobe cupboard having full length mirrored sliding doors, hard wearing wood finish flooring, double radiator, double glazed window enjoying delightful south west facing views across Penryn to countryside, TV aerial point, six-panelled internal door, intercommunicating six-panelled internal door to:

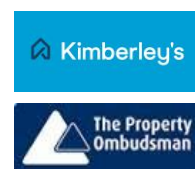


JACK'N'JILL SHOWER ROOM 2.31m (7'7") x 1.45m (4'9")

Luxuriously appointed with a white suite comprising; large walk-in double shower cubicle, chrome mixer shower and glass screen, pedestal hand wash basin with easy-on chrome hot and cold taps, chrome ladder style heated towel rail, low flush wc, mirrored bathroom cabinet, frosted double glazed window, porcelain tiled flooring, frosted double glazed window, inset ceiling spotlights, intercommunicating panelled internal door to:

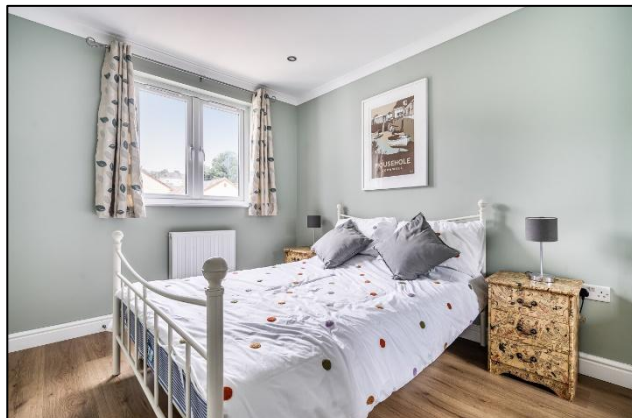


Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.



BEDROOM SIX 2.82m (9'3") x 2.64m (8'8") plus door recess.

Having a double fitted wardrobe cupboard with full length mirrored sliding doors, double glazed window enjoying a pleasant outlook to the front, hard wearing wood finish flooring, coved cornicing, inset ceiling spotlights, six-panelled internal door leading to and from the landing.



OUTSIDE

DOUBLE GARAGE 5.28m (17'4") x 2.16m (7'1")

Approached via two single up and over doors and having light and power, broad UPVC double glazed window and door to the rear, solar panel control system and solar boost, electric consumer box, gas central heating boiler.

GARDENS

To the rear of the house there are delightful south west facing landscaped gardens with plenty of privacy making this an ideal place to entertain your family and friends. The garden has a full width Bradstone patio and glass veranda roof, steps down to a lower Bradstone patio, well stocked planters and flower borders sporting a wide variety of plants and shrubs, gently sloping lawns, hit and miss fencing, further flowerbeds with Camellias, Pieris, Japonica and to the right hand side, a mature Honeysuckle display. There is an outside cold water supply to both the front and rear of the property and access alongside leading to the driveway.

COUNCIL TAX Band D.

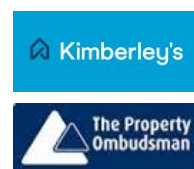
SERVICES Mains gas, electricity and water.

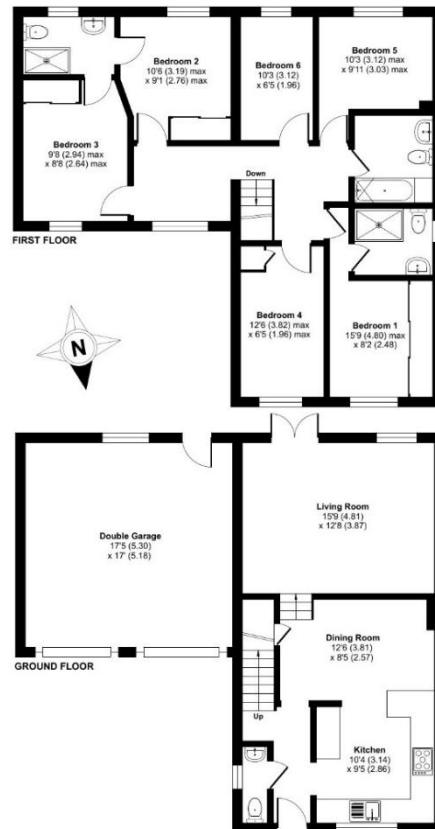
MONEY LAUNDERING

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.



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.





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.

