



Penryn

An immaculate semi-detached home
Ideal home or letting investment
UPVC double glazed windows and doors
Gas central heating (under floor to ground floor)
Superb fitted kitchen with appliances
Open plan lounge and dining room with oak flooring
Four bedrooms, three luxurious bathrooms in white
Easily managed gardens
Garage and tarmacadam driveway parking
Benefit of 'no onward chain'

Guide £435,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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

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www.kimberleys.co.uk

REF: SK7214



This superb semi-detached home is set over three floors providing spacious and well proportioned, four bedroom accommodation and set within seconds walk of the village centre amenities.

The property is literally packed with features (some not found in mass produced houses) and these include UPVC double glazed windows and doors, gas central heating by radiators (zonal under floor heating to the ground floor), engineered oak flooring, a superb fitted kitchen in high gloss dove grey with integrated appliances, three luxuriously appointed bathroom facilities (one en-suite) to the first and second floor, new solid oak contemporary banisters with glass panelling, fabulous range of his and her wardrobe cupboards in the master bedroom and a solar panel hot water system to reduce the cost of your day to day living.

The accommodation in sequence includes a reception hall, cloakroom/wc, L-shaped open plan living, dining and kitchen area fitted to a high standard with granite work surfaces and integrated appliances. The first floor offers three good sized bedrooms (one ensuite) and a family bathroom/wc. To the second floor there is a third double bedroom and shower room/wc across the hallway. Outside the property our clients have created a delightful, landscaped garden to the front with extensive patio catching the best of the daytime sunshine and at the rear a further courtyard garden with a pathway leading to the garage and driveway parking.

The village of Mabe is well served with a wide range of amenities including a well stocked village store a few yards away with off licence and sub Post Office, hairdressers, village hall, highly regarded village school and adjacent community centre and leisure facilities at Argal Water Park. Falmouth University (Tremough Campus) has a level walk from the village centre along Treliever Road which takes around 10 minutes. Should you require a more comprehensive centre, the neighbouring towns of Penryn and Falmouth provide commercial and leisure facilities along with schools and a good public transport system by road and rail to the surrounding towns and the cathedral city of Truro.

An early viewing is highly recommended and essential to appreciate and secure this fine property.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR TO:

RECEPTION HALL

An impressive introduction to the property having light oak engineered flooring with under floor zonal heating which runs through the ground floor, Dordogne mid oak internal doors with chrome furniture (throughout the house), deep under stairs storage cupboard, new solid light oak contemporary staircase with glass panels and striped stair carpeting, door to:

SIDE LOBBY

With UPVC double glazed door leading to the rear.

CLOAKROOM

With white suite comprising pedestal wash basin with Travertine tiled splash back, low flush wc, fitted mirror, wall mounted Ariston gas central heating boiler, electric consumer unit, oak flooring.

DOORWAY FROM RECEPTION HALL LEADING TO:

OPEN PLAN LIVING/DINING ROOM/KITCHEN

LOUNGE/DINING ROOM 7.34m (24'1") x 3.53m (11'7")

A superb open living room which faces South and West and enjoys a pleasant outlook across the front garden through UPVC double glazed French doors and adjacent box sash style double glazed window, light oak engineered flooring with zonal under floor heating, TV aerial point, inset ceiling spotlights, open plan to:



KITCHEN 3.07m (10'1") x 2.87m (9'5")

A superb well equipped kitchen offering a range of matching wall and base units in dove grey with brushed steel handles, soft closers and polished black granite work surfaces and splash backs over, over counter lighting, 1 1/2 bowl single drainer stainless steel sink unit, chrome swan neck easy-on mixer tap, inset five-ring stainless steel gas hob unit with matching stainless steel and glass extractor hood over, double oven set in adjacent housing, incorporated dishwasher, refrigerator and freezer, plumbing for washing machine, inset ceiling spotlights, double glazed window with vertical blinds enjoying a pleasant outlook over the rear garden, black tiled flooring with continued zonal under floor heating.



NEW TURNING STAIRCASE WITH SOLID LIGHT OAK BALUSTRADES AND GLASS INSERTS RISING TO:

FIRST FLOOR LANDING

With matching Dordogne veneered oak doors to all rooms, striped landing and stair carpet, access to:

BEDROOM ONE 4.19m (13'9") x 3.33m (10'11")

Double glazed box sash style window, double radiator, light oak internal door. ceiling spotlights, TV aerial point, second light oak internal door leading to:



BEDROOM TWO 3.33m (10'11") x 3.23m (10'7")

Sash style double glazed window, radiator, light oak internal door, fitted wardrobe cupboards having mirrored glass sliding doors.



EN-SUITE SHOWER ROOM 2.47m (8' 1") x 1.07m (3' 6")

Luxuriously appointed with a white suite comprising a fitted shower unit with chrome mixer shower and curved glass screening, pedestal wash basin with chrome mixer taps and splash back over, shaver point, Travertine tiled walls and flooring, low flush wc, chrome heated towel rail, extractor fan, inset ceiling spotlight, light oak internal door.

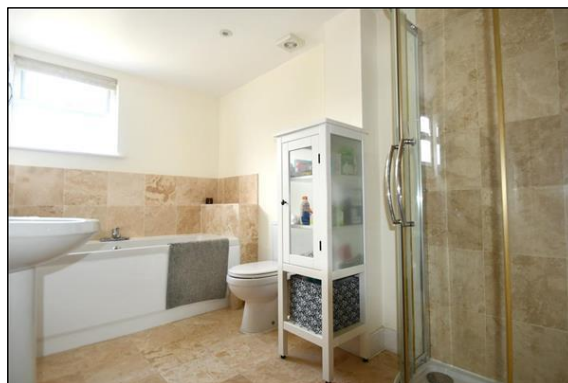
BEDROOM THREE 3.51m (11'6") x 2.29m (7'6")

Another good double bedroom enjoying a pleasant outlook through double glazed windows overlooking the rear garden. With radiator, inset ceiling spotlight, light oak internal door.



FAMILY BATHROOM 3.48m (11'5") x 1.90m (6'3")

Luxuriously appointed bathroom with white suite comprising panelled bath, central chrome mixer taps and Travertine tiled surround, pedestal wash basin with chrome easy-on contemporary mixer tap, Travertine splash back, fitted mirror and shaver light over, low flush wc, large curved Travertine tiled shower cubicle with dual head mixer shower and screening, chrome ladder style heated towel rail, cupboard housing Solar hot water system, frosted UPVC double glazed window to the rear elevation.



CONTINUED OAK AND GLASS TURNING STAIRCASE WITH STRIPED CARPET TO:

SECOND FLOOR LANDING

Having a Velux double glazed window providing plenty of natural light.

BEDROOM FOUR 3.96m (13'0") x 3.17m (10'5") plus return of 2.24m (7'4") x 1.32m (4'4")

A very pleasant L-shaped bedroom which has a walk-in bay and double glazed window overlooking the front aspect, Velux window, eaves storage cupboards, radiator, inset ceiling spotlights, light oak internal door.



SHOWER ROOM/WC 2.06m (6'9") x 1.93m (6'4")

A third luxurious and well appointed shower room in white which has a corner shower cubicle with dual head mixer shower, curved screen and Travertine tiles, low flush wc, chrome ladder style heated towel rail, wash hand basin, Travertine tiled flooring, double glazed window, pedestal wash basin, splash back, low flush wc.



OUTSIDE

GARAGE 5.66m (18' 7") x 2.87m (9' 5")

With metal up and over door, lighting and power, personal door leading to a gravelled pathway which runs behind the garden of Number 6 and gives access through a gate to your own garden. There is parking for a couple of vehicles in front of the garage on the tarmac driveway.

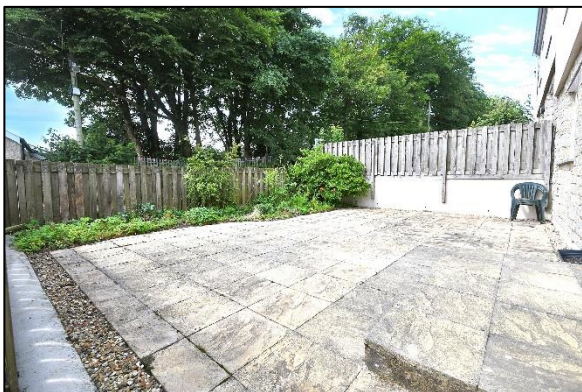
GARDENS

Our clients have worked very hard to create delightful, landscaped garden areas which are laid for ease of maintenance. At the front of the property the house is approached through a gateway with a level area of Bradstone paving with well stocked rockeries to the left hand side and gravelled area to the right, continuing steps with welcome lights leading to the side of the property. Turn left into this fabulous generously paved terraced garden which features well stocked flowerbeds with plants and shrubs, timber fencing for privacy and seclusion and a gravelled pathway which continues alongside the house to the front door and along to the rear. At the rear the courtyard garden again offers a paved patio, shaped well stocked flower borders, an outside cold water supply and a gateway with path which leads to the garage.



SERVICES Mains electricity, gas, water and drainage.

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.

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.

