



Falmouth

An architect designed detached house
Set in a popular and convenient location
Gas fired central heating by radiators
Double glazed windows and doors
Split-level fitted kitchen and dining room
Dual aspect sitting room with doors to the garden
Three double bedrooms, two bathrooms
Integral garage and multiple driveway parking
Established south and west facing rear gardens
Being sold with 'no onward chain'

Guide £450,000

ENERGY EFFICIENCY RATING BAND - TBC

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REF: SK7289



A great opportunity to own this highly individual three bedroom, detached family home which is set in the popular and convenient location just off Trescobeas Road and within a few minutes walk to Falmouth School, local amenities, doctors surgeries and Falmouth Hospital.

The house was designed and built by Roger Schofield, a highly regarded architect from Helston in the 1990's for our clients parents and it comes to the market for the very first time since construction and is being sold with the benefit of 'no onward chain.'

The house has just been re-decorated internally and has features including gas fired central heating by radiators, double glazed windows and doors, a fitted kitchen, new LVT hard wearing wood finish flooring to the sitting and dining rooms, new double glazed patio doors, fitted wardrobe cupboards in two of the bedrooms and a combination of fitted carpets and tiled floors throughout the rest of the house.

The accommodation in sequence offers an impressive and spacious reception hall with galleried landing and original sloping cedar panelled ceilings, cloakroom/wc, split-level fitted kitchen with steps down to the dining room and a dual aspect sitting room accessed from the reception hall and dining room. A staircase from the reception hall takes you to the galleried landing where you will find three double bedrooms (one en-suite) and a family bathroom/wc combined.

Outside, the house is approached over a wide gravelled driveway with plenty of parking for a number of vehicles, an attached garage with personal door to the house and a pathway alongside that property that leads to established rear gardens which enjoy a sheltered sunny south and west aspect.

As our clients appointed sole agents, we thoroughly recommend an immediate viewing to secure this fine home.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with frosted privacy panel to:

RECEPTION HALL

An impressive introduction to the home with a vaulted original cedar panelled ceiling overlooked by a part galleried landing, solid wood open tread staircase to the first floor, ceramic tiled flooring, double radiator, wall mounted spotlights, personal door to garage, access to principal rooms.



CLOAKROOM

With a white suite comprising; low flush wc, wall mounted hand wash basin with lighting over, mirrored bathroom cabinet, radiator, coat hooks, vinyl floor tiles, frosted double glazed window, six-panelled internal door.

DOOR FROM HALLWAY LEADING TO:

FITTED KITCHEN 3.45m (11'4") x 2.92m (9'7")

Having a UPVC double glazed window and Venetian blind overlooking the front aspect. Equipped with a range of matching wall and base units with wrap around work surfaces and ceramic tiling over, stainless steel gas hob with extractor hood over, single fan assisted oven, space for under counter refrigerator and freezer, single drainer stainless steel sink unit with chrome easy-on mixer tap, vinyl floor tiles, spotlights, radiator, cupboard housing Vaillant gas central heating boiler (combi), steps down to:



DINING ROOM 2.92m (9'7") x 2.92m (9'7")

With broad UPVC double glazed window and Venetian blinds enjoying a pleasant outlook over the gardens at the rear, radiator, new LVT hard wearing wood finish flooring, double opening wooden glazed doors to:

**SITTING ROOM 5.38m (17'8") x 3.53m (11'7")**

Enjoying a bright triple aspect with new UPVC double glazed sliding patio doors with fixed side panel overlooking and leading to the south and west facing rear gardens, double glazed windows either side with Venetian blinds, wall mounted gas fire with fitted glass and wooden display shelves either side and pelmet spotlighting over, central ceiling light, TV aerial point, new LVT hard wearing wood finish flooring, steps back up to the main reception hall.

**SOLID WOOD OPEN TREAD STAIRCASE FROM THE RECEPTION HALL TO:****FIRST FLOOR GALLERIED LANDING**

With radiator, large Velux double glazed window, original canopied cedar wood panelled ceiling, linen cupboard with slatted shelving.

BEDROOM ONE 4.47m (14'8") x 3.53m (11'7") plus recess 1.27m (4'2") x 0.91m (3'0")

A bright west facing main bedroom with UPVC double glazed windows enjoying a pleasant outlook over the rear garden, large twin double fitted wardrobe cupboards (floor-to-ceiling), part canopied ceiling, radiator, central ceiling light, six-panelled internal door, second door to:

**EN-SUITE SHOWER ROOM**

With a white suite comprising; large walk-in fully tiled shower cubicle, Mira mixer shower and glass screen, china hand wash basin with mixer taps set in a vanity unit, frosted double glazed window, fitted mirror and shaver point, access to loft space, ceramic tiled flooring, extractor fan.

BEDROOM TWO 3.25m (10'8") x 2.87m (9'5")

With part canopied ceiling, large eaves storage cupboard, Velux double glazed window, radiator, six-panelled internal door.

**BEDROOM THREE 2.92m (9'7") x 2.92m (9'7") plus 1.24m (4'1") x 0.81m (2'8")**

With pine and sealed unit double glazed window overlooking a westerly aspect to the rear gardens, part canopied ceiling, large double fitted wardrobe cupboard housing hanging space and shelving, six-panelled internal door.



BATHROOM 2.92m (9'7") x 1.83m (6'0") plus 0.91m (3'0") x 0.51m (1'8")

Having a coloured suite comprising; handled and panelled bath, mixer tap, Mira mixer shower, fully tiled surround and glass screen, extractor fan, radiator, wall mounted hand wash basin with mixer tap, low flush wc, mirrored bathroom cabinet, Velux double glazed window, part cedar panelling, six-panelled internal door.



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.

FLOORPLAN

OUTSIDE

INTEGRAL GARAGE 5.36m (17'7") x 2.79m (9'2")

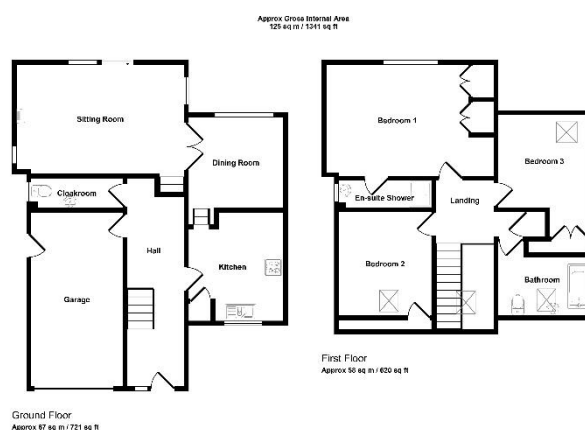
With up and over door, light and power, double glazed door to one side, plumbing for washing machine, integral door leading into the main house.

PARKING

The house is approached over a wide gravelled driveway with multiple parking for a number of vehicles and a pathway to the left hand side of the property leads down into the gardens.

GARDENS

A delightful well stocked rear garden which enjoys a south and westerly facing aspect and having a paved patio, lawn, flower borders with plants and shrubs.



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.

