



Penryn

A superb detached home
Spacious and flexible accommodation
Five double bedrooms, two en-suite bathrooms
Family bathroom and cloakroom
Large sitting and dining room
Generous kitchen/breakfast room
Fully enclosed, Southerly facing gardens
Detached garage and driveway parking for two cars
Ever popular location with countryside views
Gas central heating, double glazed windows and doors

Guide £475,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		92
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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www.kimberleys.co.uk

REF: SK6843



Kimberley's are delighted to offer for sale this superb, detached home that is set on the edge of the ever popular Kernick Gate development in a popular residential location on the outskirts of Penryn and only 1 mile from Falmouth. This lovely Bovis Home development has been thoughtfully laid out and is a very popular place to live.

The property is well presented throughout and offers spacious, bright and light accommodation that spans three floors and comprises; a large dual aspect sitting room, dining room, kitchen/breakfast room and cloakroom on the ground floor. The first floor has three double bedrooms with one being en-suite and a family bathroom and on the second floor there are two further double bedrooms (one with an en-suite shower room). Outside is a fully enclosed rear garden which is Southerly facing and enjoys views across to open countryside from a full width paved sun terrace and low lawn with a recessed trampoline. There is a detached garage and tandem parking facilities.

Penryn is an historic and ancient market town with an active community and provides a variety of shops, restaurants, galleries, doctors surgery and several public houses. The development is well placed for easy access to Penryn town centre and the train station that links Falmouth to the city of Truro and mainline to London Paddington. Asda supermarket and Falmouth University (Tremough Campus) as well as the local schools are all easily accessible.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Opaque double glazed composite door provides access, L-shaped with a mat well and feature flooring, doors to sitting room, dining room, kitchen/breakfast room and cloakroom, radiator, consumer unit, turning staircase to the first floor landing with under stairs storage cupboard.

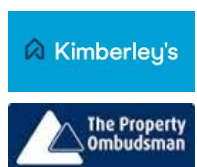


SITTING ROOM 5.99m (19'8") x 3.51m (11'6")

A dual aspect room with double glazed windows to the front and double glazed French doors with matching side panels to the rear leading out onto the terrace with pleasant countryside views to the valley opposite, two radiators, TV aerial point, telephone point.



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.



CLOAKROOM

Obscure double glazed window to the rear, a matching suite in white comprises; pedestal wash hand basin with tiled splash back and low-level flush wc, radiator, tiled flooring.

DINING ROOM 3.81m (12'6") x 2.90m (9'6") maximum measurement.

Double glazed window to the front, radiator, TV aerial point.



KITCHEN/BREAKFAST ROOM 4.11m (13'6") x 3.91m (12'10")

A generous room with double glazed windows to the rear overlooking the garden and onto the countryside beyond, double glazed door to the side leading out onto the patio and from there onto the garden. A modern fitted kitchen with a selection of base and wall mounted units, roll edge work surfaces to two sides with upstand, inset 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, inset five-ring gas hob with glass splash back and stainless steel extractor over, integrated eye-level oven, integrated dishwasher, washing machine and refrigerator, cupboard housing the boiler, radiator, TV aerial point, inset lighting, tiled floor.



FROM ENTRANCE HALL, TURNING STAIRCASE RISING TO:

FIRST FLOOR LANDING A gallery style landing with doors leading to bedrooms and bathroom, radiator, staircase to second floor.

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BEDROOM ONE 3.66m (12'0") x 3.45m (11'4")

Double glazed window to the front, double and single built in wardrobes providing hanging and shelved storage, radiator, TV aerial point, door to en-suite shower room.

EN-SUITE SHOWER ROOM 2.08m (6'10") x 1.78m (5'10") Obscure double glazed window to the rear. A matching suite in white to comprise; double shower cubicle with integrated shower, concealed cistern low-level flush wc and wash hand basin with display shelving, shaver socket, part tiled walls, towel rail radiator, ceiling mounted extractor fan and inset lighting.



BEDROOM TWO 4.11m (13'6") x 3.91m (12'10")

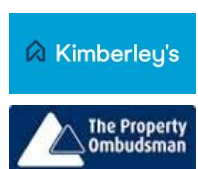
Currently used as a second sitting room/games room. Double glazed windows to the rear with superb views over the garden and onto the trees and countryside opposite, TV aerial point, radiator.



BEDROOM THREE 3.94m (12'11") x 2.97m (9'9") Double glazed window to the front, TV aerial point, radiator.



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FAMILY BATHROOM 2.44m (8'0") x 1.78m (5'10")

Obscure double glazed window to the rear. A matching suite in white to comprise; panelled enclosed bath with mixer tap and integrated shower over, concealed cistern low-level flush wc and wash hand basin, part tiled walls, towel rail radiator, ceiling mounted extractor, inset lighting, tiled flooring.



SECOND FLOOR LANDING

Stairs rising from the first floor landing, double glazed Velux window to the rear with views over to the countryside, built-in cupboard housing pressurised hot water cylinder, useful alcove space, doors leading to bedrooms four and five.

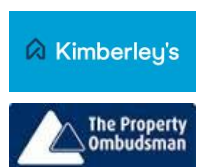
BEDROOM FOUR 5.18m (17'0") x 3.23m (10'7") maximum measurements into alcoves.

Dual aspect with double glazed window to the front and double glazed Velux to the rear enjoying views to the countryside, TV aerial point, radiator, door to en-suite shower room.

EN-SUITE SHOWER ROOM A matching suite in white to comprise shower cubicle with integrated shower, low-level flush wc, wash hand basin, part tiled walls, towel rail radiator, ceiling mounted extractor, inset lighting, tiled flooring.



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BEDROOM FIVE 5.18m (17'0") x 3.00m (9'10") maximum measurement into alcoves.

Double glazed window to the front, radiator, TV aerial point, loft hatch.



OUTSIDE

At the front of the property there are open plan gardens which are laid to gravel for ease of maintenance planted with mature shrubs and flowering plants, gated access to the rear. A driveway laid to tarmac provides tandem parking for two cars and leads to the detached garage. To the rear, the gardens are a generous size, Southerly facing and fully enclosed and being laid to paving immediately adjacent to the property with a full width sun terrace and painted steel balustrade. An ideal area for relax and entertain. From the terrace there are paved steps leading down to a gently sloping lawn with a recessed trampoline, panelled fencing to boundary.



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DETACHED GARAGE 5.49m (18'0") x 2.74m (9'0")

With up and over door, light and power, pitched roof with eaves storage.

SERVICES All mains services connected.

COUNCIL TAX Band F.

COMMUNAL MAINTENANCE CHARGE:

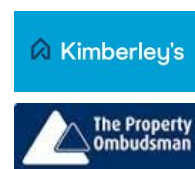
Approximately £230 per annum.

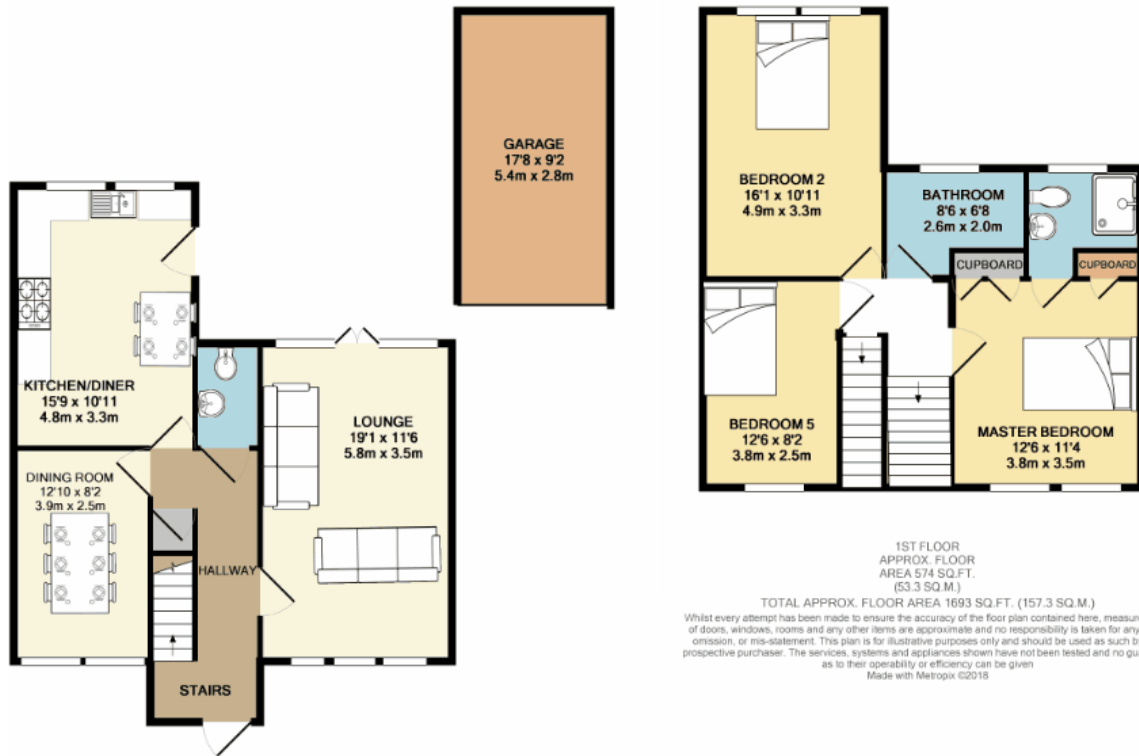
MONEY LAUNDERING

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.

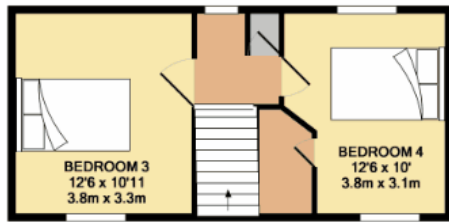


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GROUND FLOOR
APPROX. FLOOR
AREA 792 SQ.FT.
(73.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1693 SQ.FT. (157.3 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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