



Penryn

A superb individual detached home
Secluded residential location close to Penryn town centre
Flexible and spacious accommodation
Four double bedrooms
En-suite shower room, family bathroom & cloakroom
Large triple aspect living room with wood burning stove
Great sized kitchen/dining room & utility room
Garage/workshop and parking for three cars
Mature southerly plot with established gardens
Double glazing & gas central heating



Guide £620,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK6950



We are delighted to bring to the market this well designed, detached chalet style house that is situated on a secluded corner plot within a small select cul-de-sac of similar designed homes on the favoured St Gluvias side of Penryn.

Presented to high standard, the accommodation is spacious and flexible, offering on the ground floor, a spacious galleried entrance hall, triple aspect sitting room with wood burning stove, kitchen/dining room, utility room, cloakroom and two double bedrooms with the main bedroom having a large en-suite shower room. Upstairs are two further double bedrooms and a family bathroom.

Being set on a corner plot, the gardens wrap around the property and are southerly facing, mature and well maintained. The property also benefits from a garage/workshop and parking for several cars. This fabulous home is conveniently located close to Penryn town centre and the river and offers great proximity to the main road (Commercial Road), the A39 and transport links.

Penryn offers a wide range of facilities including shops, restaurants, public houses and doctor's surgery. The town has primary and junior schooling plus Penryn College and Falmouth University (Tremough Campus). There is a regular bus service and the branch line station at Penryn that connects Falmouth to the cathedral city of Truro and on to mainline Paddington.

THE ACCOMMODATION COMPRISES:

Approached through the gate, a pathway provides access to a wooden obscure leaded light effect glazed door with obscure glazed side panelling leading to:

ENTRANCE HALL

A wonderful welcome to the property being spacious and having a galleried landing above, doors to living room, kitchen/dining room, utility, cloakroom, bedroom one and bedroom four, two double built-in storage cupboards with shelved storage, under stairs alcove with coat hooks, two radiators.



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 ROOM 6.83m (22'5") x 4.11m (13'6")

A fabulous triple aspect room with double glazed windows to both sides and double glazed French doors to the front leading out onto the garden, a focal point fireplace with wooden mantle and marble hearth with inset wood burning stove, TV aerial point, telephone point, two radiators, return door to entrance hall.



KITCHEN/DINING ROOM 6.65m (21'10") x 3.20m (10'6")

A great sized dual aspect room with double glazed windows to the side and front aspect and double glazed French doors to the front leading out onto the garden. A modern fitted kitchen with a selection of matching base and wall mounted units, granite effect roll edge work surfaces to two sides with tiled splash backs, inset single drainer double bowl sink with mixer tap, Rangemaster range cooker with a stainless steel splash back and stainless steel extractor over, space and plumbing for dishwasher, space for refrigerator/freezer, two radiators, tiled flooring, inset lighting.



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UTILITY ROOM 4.57m (15'0") x 2.13m (7'0") maximum measurements.

Double glazed window to the rear aspect. Fitted with a selection of matching base and wall mounted units, roll edge work surfaces to three sides with inset stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted combination boiler, part obscure glazed door to garage.

CLOAKROOM

Obscure double glazed window to the rear aspect. A matching suite in white to comprise; pedestal wash hand basin and low-level flush wc, part tiled walls, ceiling mounted extractor fan.

BEDROOM ONE 4.65m (15'3") x 4.11m (13'6")

Dual aspect with double glazed windows to the side and rear, two radiators, TV aerial point, telephone point, door to en-suite.



EN-SUITE SHOWER ROOM 3.10m (10'2") x 2.08m (6'10")

Obscure double glazed window to the rear aspect. Fully tiled with a matching suite to comprise; walk-in double shower cubicle with integrated shower, oversized wash hand basin and concealed cistern low flush wc, towel rail radiator, mirror with light, shaver socket, tiled floor, ceiling mounted extractor, inset spotlights and underfloor heating.



BEDROOM FOUR 4.60m (15'1") x 3.15m (10'4") maximum measurements including wardrobes.

Double glazed window to the side aspect, radiator, built-in wardrobes providing hanging and shelved storage, telephone point with Superfast Halo Broadband. The bedroom is currently being used as an office/study.

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FIRST FLOOR LANDING

A lovely bright area with double glazed Velux to the front with woodland views, two doors leading to substantial eaves storage, radiator, doors leading to bedrooms two and three and family bathroom.



BEDROOM TWO 5.18m (17'0") x 4.90m (16'1") maximum measurements and some sloping ceilings.

A bright and light dual aspect room with a double glazed window to the front with window seat/storage enjoying views over the woodland and Penryn and further double glazed Velux window to the side aspect, built-in mirror fronted sliding door triple wardrobes, radiator, TV aerial point.



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BEDROOM THREE 5.26m (17'3") x 4.22m (13'10") L-shaped, maximum measurements.

Double glazed Velux window to the front with views over woodland towards Penryn, built-in double mirrored fronted sliding door wardrobes, radiator, TV aerial point.



FAMILY BATHROOM

Double glazed Velux window to the rear aspect. A matching suite in white to comprise; a ceramic tiled panelled enclosed bath with mixer tap and telephone style shower attachment, pedestal wash hand basin and low-level flush wc and shower cubicle with integrated shower and feature glass brick wall, part tiled walls, radiator, tiled floor.



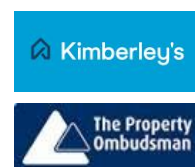
GARAGE/WORKSHOP 5.13m (16'10") x 4.60m (15'1")

With single timber up and over door, light and power, windows to the side and rear, electric consumer units.

OUTSIDE

The property is approached over a private road which leads to the driveway laid to tarmac which provides off road parking for three cars. The gardens are delightful, well maintained and mature and wrap around the property. Starting as you approach the property, there is a gravelled pathway that leads to the right hand side past a raised bed with coloured slate retaining wall and Copper Beech hedging to perimeter with paved pathway, timber shed, gated side access. The pathway continues alongside the property to the far wide where there is an area of wild garden well stocked with a profusion of plants, shrubs and trees including Rhododendron, Fushcias, Azaleas and hedging. This distinct woodland feel extends along the boundary to the front.

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The main area of this beautiful garden is accessed from the front of the property leading through a timber trellis gateway populated with mature climbing plants and adjacent bench seating. This opens into a charming landscaped area of garden which is ideal for alfresco entertaining and relaxing with an extensive paved patio area, further paved pathways with gravelled areas and a level lawned area. A pergola and further trellis provides another sunny seating area. This is a truly delightful garden.



AGENTS NOTE

There is a communal septic tank that serves the five properties. A service charge of £30 per month is paid by each property and contributes towards the maintenance and upkeep of the septic tank and the driveway leading to all the properties. The electric for the tank is costed and split five ways between the residents who have formed their own residents association.

SERVICES Mains electric, water and gas.

COUNCIL TAX Band E.

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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Erow Glas, Penryn, TR10

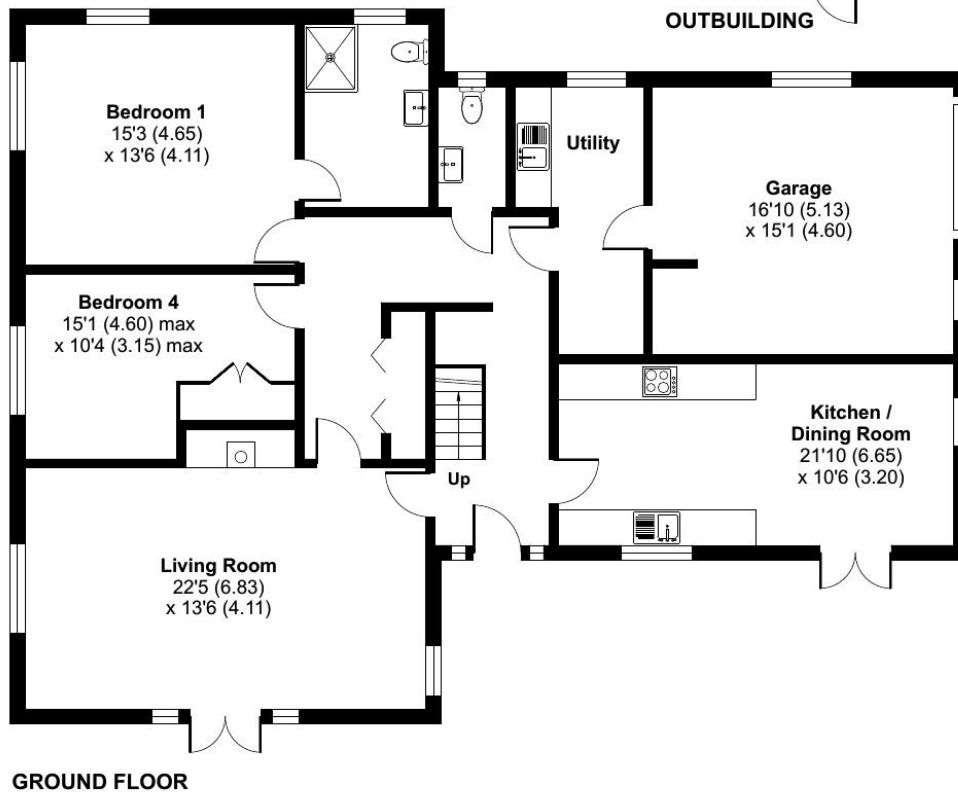
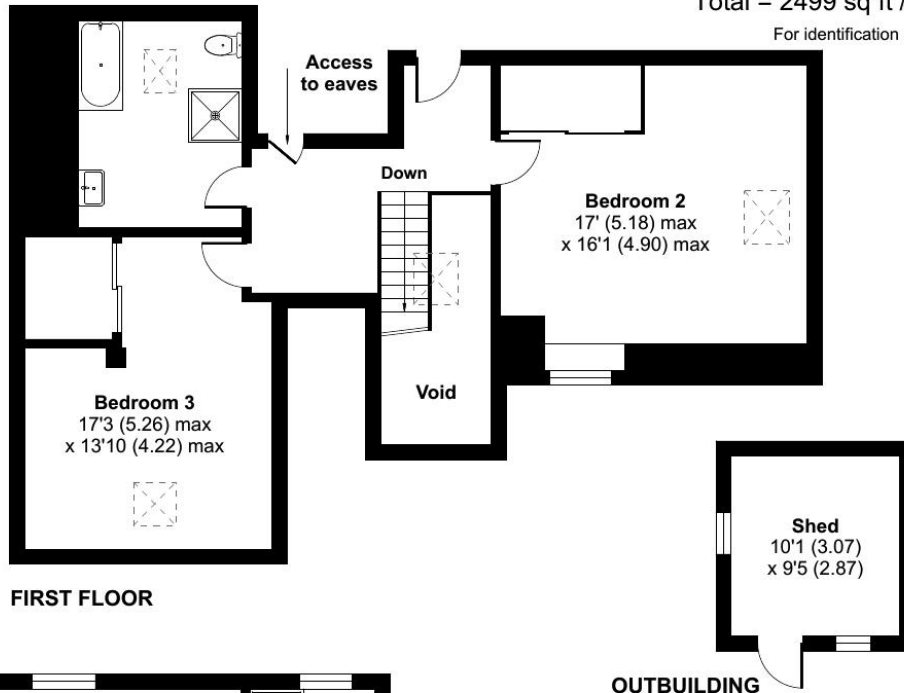
Approximate Area = 2152 sq ft / 199.9 sq m (excludes void)

Garage = 252 sq ft / 23.4 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 2499 sq ft / 232.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Kimberleys Estate Agency. REF: 949670

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