



## Penryn

An impressive, detached family residence  
Set on a favoured residential development  
Attractive slate and stone front elevations  
Finished and presented to a high standard  
Gas central heating, UPVC double glazed windows and doors  
Dual aspect living room, cloakroom/wc  
Fully fitted living kitchen/dining room & utility  
Four bedrooms and two bathrooms  
Secluded rear gardens and patio  
Detached double garage and parking for two cars



**Guide £550,000** Freehold

**AWAITING ENERGY EFFICIENCY RATING  
BAND C**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6938



A great opportunity to own this impressive and well presented quality, four bedroom detached family residence which is set on the outer fringes on this favoured residential development at Round Ring Gardens and backing onto open fields at the end of the garden.

The house was built by Messrs Persimmon Homes to a high specification and the property comes to the market for the very first time since construction in 2012 to NHBC standards of the day. Our clients have really enjoyed living here as the only owners and during that time, they have maintained the property to a high standard which you will appreciate upon viewing and they are now taking the opportunity to downsize to another location giving a growing family the opportunity to own the home.

The house has attractive, classic coloured slate and stone front and side elevations, complemented by small multi-paned UPVC double glazed windows and a solid UPVC front door and portico surround. Packed with many features to delight any prospective new owners including gas fired central heating by radiators, quality Karndean flooring throughout the ground floor, wooden Venetian blinds, built-in and freestanding wardrobes (bedrooms one and three), white panelled internal doors and quality fitted carpets on the first floor level.

The well proportioned accommodation includes on the ground floor, a reception hall which gives access to all the principal rooms, ground floor cloakroom, a dual aspect living room overlooking the front and side elevations, a fully fitted living kitchen/dining room with built-in appliances and doors overlooking and leading into the gardens and finally, the utility room. A staircase from the reception hall takes you to the first floor landing and here you will see four bedrooms (principal bedroom en-suite) and a luxurious family bathroom/wc combined. Outside the property you will see open plan lawned front gardens, enclosed terraced and secluded gardens at the rear, a detached double garage and parking for two family sized vehicles side-by-side.

Round Ring Gardens is a convenient location within easy reach of local junior and senior schools, Falmouth University (Tremough Campus), local sports facilities including rugby and football clubs and St Gluvias Cricket Club too. Penryn branch line station which links to Falmouth town centre and the cathedral city of Truro sits at the head of the town. The main centre itself offers a diverse range of local shopping facilities and independent businesses along Commercial Road plus good transport links by road to the neighbouring harbour town of Falmouth, Truro and the surrounding area.

**As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this fine property. Why not call for your personal viewing today?**

#### **THE ACCOMMODATION COMPRISES:**

Front gate and pathway lead to:

#### **UPVC DOUBLE GLAZED FRONT DOOR LEADING TO:**

#### **RECEPTION HALL**

Staircase to first floor, ceiling drop light, wall mounted electric consumer box, under stairs storage cupboard, radiator, access to principal rooms, continuous wood finish Karndean flooring.

#### **CLOAKROOM**

With a white suite comprising; low flush wc, contemporary pedestal wash basin and easy-on hot and cold taps and tiled splashback over, extractor fan, radiator, towel rail, spotlights, continuous wood finish Karndean flooring.



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**SITTING ROOM 6.17m (20'3") x 3.43m (11'3") plus recess.**

A bright dual aspect main reception area which has an angular bay and double glazed windows with wooden Venetian blinds overlooking the front aspect, double glazed window and Venetian blinds overlooking the front garden, one double and one single radiator, TV aerial point, two ceiling drop lights, continuous wood finish Karndean flooring, panelled internal door.

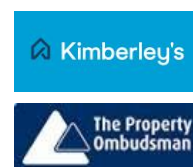


**LIVING KITCHEN 6.17m (20'3") x 3.45m (11'4")**

A bright, dual aspect living kitchen/dining room which has double glazed windows and Venetian blinds overlooking the front aspect, broad double glazed window and double glazed casement doors overlooking the gardens and leading to the patio. Well equipped with a full range of matching wall and base units in beech effect, brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap and cutlery drainer, inset four-ring stainless steel gas hob, double fan assisted oven under, stainless steel splash back and matching extractor hood over, concealed dishwasher, space for American style refrigerator/freezer with plumbing for same, spotlights to the kitchen section and an over table drop light to the dining area, continued wood finish Karndean flooring, multi-paned internal door, radiator, second panelled internal door to:



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### **UTILITY ROOM 1.93m (6'4") x 1.78m (5'10")**

Having beech finish wall and base units, inset single drainer stainless steel sink unit with chrome mixer tap and set on a roll top work surface, plumbing for washing machine and space for condensing tumble dryer, Ideal Logic wall mounted gas central heating boiler, continued wood finish Karndean flooring, extractor fan, radiator, double glazed door to outside.

### **TURNING STAIRCASE WITH PAINTED BANNISTERS AND SPINDLES LEADING FROM THE GROUND FLOOR TO:**

#### **FIRST FLOOR LANDING**

With double glazed window and Venetian blind overlooking the front aspect, floor-to-ceiling shelving, radiator, access to insulated loft space with loft ladder and lighting.

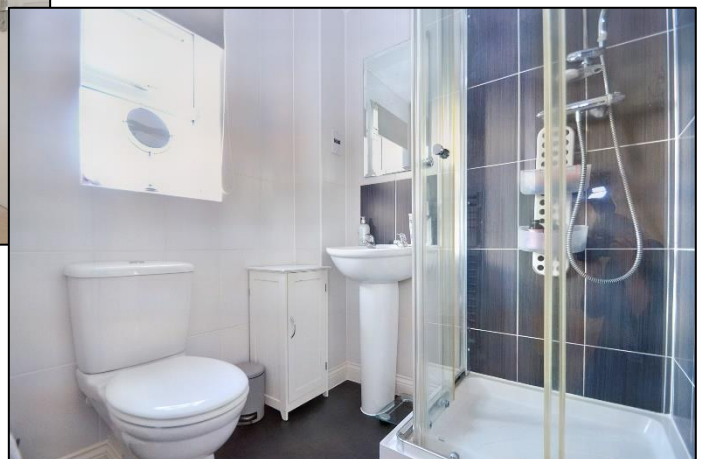


### **PRINCIPAL BEDROOM 3.48m (11'5") x 2.97m (9'9") measured to wardrobe front.**

A delightful main bedroom which has double glazed windows and Venetian blinds overlooking the front aspect, radiator, wall-to-wall fitted wardrobe cupboards, full length sliding doors and central mirror housing hanging space and shelving, fitted carpet, central ceiling light, panelled internal door, second door to:

#### **EN-SUITE SHOWER ROOM**

A fully tiled and luxuriously appointed en-suite shower room with a white suite comprising; large fully tiled shower cubicle, chrome mixer shower and shower screening, pedestal hand wash basin with contemporary easy-on hot and cold taps and tiled splash back over, shaver point, fitted mirror, low flush wc.



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**BEDROOM TWO 3.53m (11'7") x 3.15m (10'4")**

Having a double glazed window and Venetian blind overlooking the front aspect, fitted carpet, freestanding double fitted wardrobe cupboards, TV aerial point, radiator, panelled internal door.



**BEDROOM THREE 2.51m (8'3") x 2.39m (7'10")**

UPVC double glazed window and Venetian blind overlooking the front aspect, radiator, fitted carpet, panelled internal door, drop lighting.



**BEDROOM FOUR**

UPVC double glazed window and Venetian blind overlooking the front, radiator, fitted carpet, panelled internal door.



**BATHROOM 1.96m (6'5") x 1.75m (5'9")**

A fully tiled and luxuriously appointed bathroom with a white suite comprising; handled and panelled bath with contemporary taps, chrome mixer shower, fully tiled surround and folding screen, pedestal wash basin with chrome hot and cold taps, chrome ladder style heated towel rail, extractor fan, fully tiled walls, vinyl flooring, recessed frosted double glazed window and roller blind.



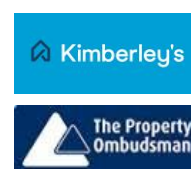
**OUTSIDE**

**DOUBLE GARAGE 5.59m (18'4") x 5.33m (17'6")**

This impressive, detached garage has two roller doors, pitched roof with eaves storage, lighting and power, double glazed personal door leading into the garden. The garage has a driveway with parking for two family sized vehicles side-by-side.



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## GARDENS

The front of the property is approached through a gate into an open lawned area. On the far side of the property is a locking side gate that takes you into a wide side pathway and gravelled area passing the garage on the left to a paved pathway that continues around to a most delightful landscaped garden which has a broad paved patio and outside courtesy lighting for those late summer alfresco barbecues. A level shaped lawn has a gravelled area to the left and delightful raised shrubbery garden enclosed by rendered and brick capped walls and from the lawn, steps lead to the top level of garden which again has a level lawn and rendered red brick capped retaining walls. The garden is well fenced to the left, has a mature natural boundary backing onto open fields at the rear and the right side boundary that provides privacy and seclusion.



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**SERVICES** Mains drainage, water (metered), electricity and gas.

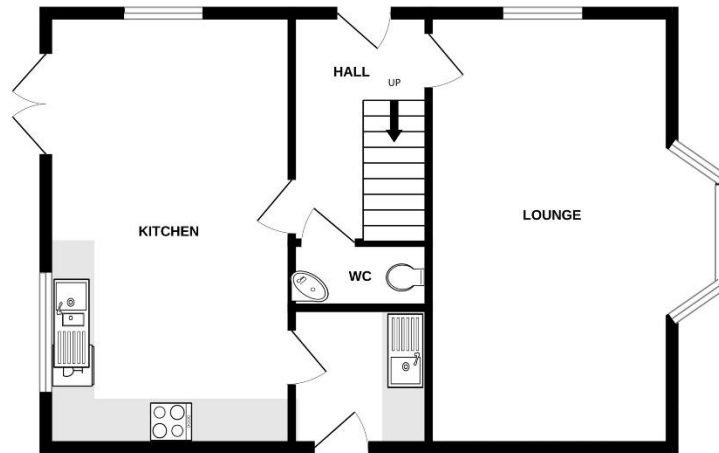
**COUNCIL TAX** Band E.

**MAINTENANCE CHARGES** The annual maintenance charge for the development is £285.00 (2023).

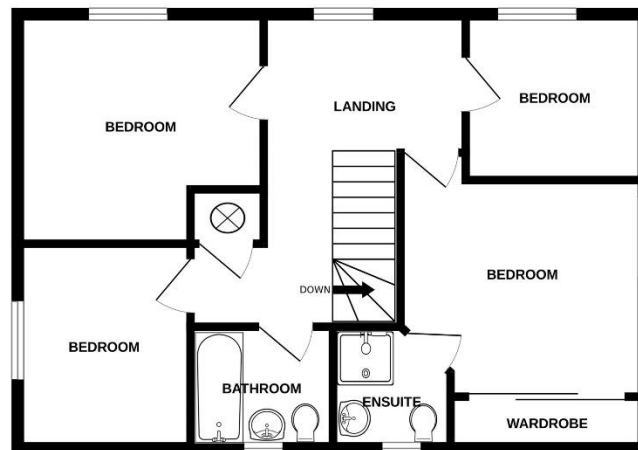
**MONEY LAUNDERING**

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.

GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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