



Ponsanooth

A detached dormer bungalow
Far reaching countryside views
Three/four double bedrooms
Two/three reception rooms
Recently fitted bathroom and shower room
Modern fitted kitchen with integrated appliances
Gas central heating and recent double glazing throughout
Garage and driveway parking
Gardens front and rear
No 'onward chain'

Guide £465,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7140



This recently refurbished dormer bungalow is being offered for sale in pristine condition and is set on an elevated plot in this ever popular village benefiting from superb far reaching valley views across the village to rural farmland beyond.

Located within a cul-de-sac, the property provides well proportioned, flexible and refurbished accommodation which in brief comprises; recently re-fitted kitchen/dining room, sitting room, two ground floor bedrooms (one currently used as a dining room) and bathroom on the ground floor. There are two further, large bedrooms with spectacular views across the valley and a recently remodelled bath/shower room and separate wc with wash hand basin on the first floor.

Outside the property there is a garage in a block of two with a gently sloping driveway to the front and well stocked lawned gardens whilst to the rear, the garden enjoys a patio, raised lawned area and a grass bank adjoining a small brook.

Ponsanooth village is found approximately 9 miles South West of the cathedral city of Truro and approximately 6 miles from harbourside town of Falmouth. The village amenities enjoy a general store/post office, highly regarded primary school and public house and is close to the Kennall Vale Nature Reserve, a forested valley with a flowing river and many trails. The village is well positioned on the A393 Redruth road which is close to the A39 giving excellent access to all surrounding towns. There is a regular bus service to Falmouth, Truro and Redruth.

This immaculate property has been the subject of much improvement over recent years and a personal viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

From the driveway, a path leads along the front of the property with steps up to a storm porch.

DOUBLE GLAZED FRONT DOOR WITH DOUBLE GLAZED SIDE PANEL LEADS TO:

ENTRANCE HALL 4.67m (15'4") x 2.97m (9'9") maximum measurements.

Bright and light with views over the village to the countryside beyond, doors to kitchen/dining room, sitting room, bedrooms and bathroom, built-in storage cupboard with hanging and shelved storage, radiator, telephone point, stairs rising to first floor landing, coved and textured ceiling with two ceiling lights.



SITTING ROOM 5.00m (16'5") x 4.24m (13'11") maximum measurements into alcoves.

UPVC double glazed picture window to the front with superb open views over the village and to the countryside beyond, feature fireplace with slate hearth, and surround, gas point and wooden mantle with open fire, TV aerial point, two radiators, coved and textured ceiling with ceiling light.



KITCHEN/DINING ROOM 4.27m (14'0") x 3.91m (12'10")

UPVC double glazed window to the front aspect with superb open views across the village and onto the countryside beyond. Recently fitted kitchen with exceptional finish having a selection of matching base and wall mounted units comprising of cupboards and drawers, timber effect roll edge work surfaces with breakfast bar, splash back tiling, 1 1/2 bowl sink unit with drainer and mixer tap, stainless steel cooker with extractor canopy over, under pelmet lighting, integrated appliances including dishwasher, radiator, space for dining table, coved and textured ceiling, laminated floor, UPVC double glazed door to the side to a covered side access which in turn leads to the garage and the rear garden.



BEDROOM FOUR 4.06m (13'4") x 3.33m (10'11")
including wardrobes.

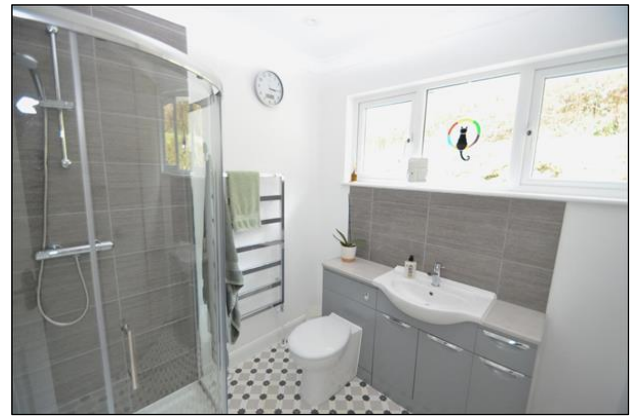
Currently used as a dining room this room has a UPVC patio doors overlooking and leading to the garden, built-in triple wardrobe providing hanging and shelved storage, coved and textured ceiling with ceiling light, radiator.



SHOWER ROOM 2.36m (7'9") x 2.13m (7'0")

A modern suite in white comprising of a corner shower cubicle with integrated shower, tiled walls and screen, an extensive vanity unit with inset wash hand basin and concealed cistern wc and storage cupboards, ladder style towel rails, fully tiled walls, tiled floor, coved and textured ceiling with inset lighting. UPVC double glazed window to the rear aspect.

Concealed utility area accessed via sliding doors with roll top worktop and plumbing for washing machine and dryer, Worcester gas fired combination boiler providing domestic hot water and central heating services.



BEDROOM THREE 3.96m (13'0") x 3.35m (11'0")

UPVC glazed window to the rear aspect overlooking the garden, triple built-in wardrobes providing hanging and shelved storage, radiator, coved and textured ceiling with ceiling light, radiator, carpet.



FROM THE ENTRANCE HALL, OPEN STAIRCASE RISING TO:

FIRST FLOOR LANDING

Doors to two generous double bedrooms, bathroom, wc, textured ceiling with lights.

PRINCIPAL BEDROOM 4.98m (16'4") x 4.50m (14'9")
maximum measurement including wardrobes.

Dual aspect with a UPVC double glazed window to the front with far reaching views across the village to the countryside beyond and further double glazed window to the side aspect, two double built-in wardrobes with further storage cupboards over, radiator, textured ceiling with ceiling light, carpet.



**BEDROOM TWO 5.03m (16'6") x 3.05m (10'0")
maximum measurement.**

A dual aspect room with UPVC double glazed window to the front benefiting from far reaching views across the village to the countryside beyond and further obscure double glazed window to the side aspect, two built-in wardrobes and further storage cupboard into eaves, radiator, loft hatch, carpet.



BATHROOM

UPVC double glazed window to the rear overlooking the garden and woodland. Recently fitted with a double shower cubicle set into recess with tiled walls, panelled bath with chrome central taps and half tiled surround, modern grey panel radiator, textured ceiling with inset lighting.



WC

UPVC double glazed window with outlook to the rear and woodland. Fitted with a contemporary vanity suite comprising low-level flush wc and wash hand basin with chrome mixer tap, storage, centre light, radiator.

OUTSIDE



FRONT GARDEN

The front garden is mainly laid to lawn with borders, well stocked with flowering plants and shrubs. A pathway leads to the front door and provides access either side of the property to the rear garden. A gently sloping driveway provides off road parking and leads to the garage.

GARAGE

With metal up and over door, window to the rear, light and power.

REAR GARDEN

The rear garden is laid to hardstanding immediately adjacent to the property. Steps lead up to a crazy paved area which in turn leads to an area laid to lawn with a seating area. A grass bank and steps lead up to the top of the garden where there is a small brook and a bridge crossing it.

SERVICES

All mains services are connected including gas central heating.

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.