



Falmouth

A link semi-detached family home
Set on the outer fringes of Falmouth
Built by Messrs SNW Homes
Low maintenance red brick elevations
Gas central heating, UPVC double glazed windows and doors
Sitting room with fireplace and recessed wood burner
Superb kitchen/dining room (fitted in 2021), utility porch
Three bedrooms, newly fitted bathroom and wc in white
Single garage, parking, lawned gardens with extensive decking
Planning permission to extend alongside

Guide £355,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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www.kimberleys.co.uk

REF: SK7248



A perfect chance to own this attractive, linked semi-detached, three bedroom family home which is set in a great location on this favoured Goldenbank development which is on the outer fringes of Falmouth, within walking distance of Swanpool Beach, Falmouth Golf Club and many miles of country and spectacular coastal walks.

This well presented home was built by Messrs SNW Homes in the late 1980's and offers pleasing red brick elevations complemented by UPVC double glazed windows, doors and rainwater goods making this a home which is virtually maintenance free and that is well worth considering in deciding to purchase a property. Our clients are justifiably proud of their home which is packed with features to delight prospective new owners including gas fired central heating by radiators, newly fitted combination gas boiler (2024), a focal point coloured slate fireplace and recessed contemporary wood burning stove, a modern fitted kitchen in Hunter Green with Antique Steel worktops with built-in dishwasher and instantaneous hot water tap, light oak internal doors to the ground floor and white panelled doors to the first and finally, a combination of hard wearing wood finish flooring and fitted carpets too.

It is worth mentioning that our clients obtained planning permission for a two storey extension alongside and this was granted in 2022 (decision notice PA22/09731, which can be viewed online at the Cornwall Council planning portal or obtained from our office in Killigrew Street.

The house is approached over a short driveway to the garage with front garden and re-cycling area to the right hand side. Access into the house via a door into the linking side porch or formerly through the front door that takes you into the reception hall. A light oak internal door leads through to the sitting room overlooking the front and a space saver sliding doors takes you into the contemporary fitted kitchen and dining area and finally a return door leads back into the side porch and ultimately into the garden. A staircase leads from the reception hall to the first floor landing where you will find three bedrooms and a bathroom/wc combined. Outside the property there are simple gardens with a full width patio and a lawned area ideal for your children.

As our client's sole agents, we thoroughly recommend an immediate viewing to view this lovely property.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door to:

RECEPTION HALL

With double glazed flank window, hard wearing wood finish flooring, staircase to first floor, light oak and glazed internal door to:

SITTING ROOM 4.44m (14'7") x 3.84m (12'7") into recess.

A delightfully bright main reception room which has a pleasant outlook through UPVC double glazed windows with sun blinds overlooking the front aspect and this attracts plenty of light throughout the afternoon. This room has a focal point coloured slate fireplace and recessed contemporary wood burning stove on a raised slate hearth with matching mantle over, coved cornicing, central ceiling light, TV aerial point, under stairs storage cupboard, space saver sliding light oak and glazed door leading to:



KITCHEN/DINING ROOM 4.75m (15'7") x 3.20m (10'6")

This lovely kitchen was re-fitted by our clients in 2021 and features a range of matching base units in Hunter Green with Antique Steel worktops over, a Franke single drainer composite sink which has a stainless steel cutlery drainer and a contemporary instantaneous hot water tap over, space for range style cooker (the cooker is less than a year old and is available by separate negotiation), slate effect back plate and Belling stainless steel cooker hood over, two UPVC double glazed windows enjoying a pleasant outlook over the rear gardens, coved cornicing, inset ceiling spotlights, hard wood finish flooring, pantry cupboard, double glazed door leading to:



BEDROOM TWO 3.43m (11'3") x 2.57m (8'5")

Again, another bright bedroom with double glazed window, this time overlooking the front aspect, radiator, fitted carpet, coved cornicing, panelled internal door.



SIDE PORCH/UTILITY 3.66m (12'0") x 1.47m (4'10")

A useful area which has a UPVC double glazed door leading to the front and full length, double glazed door taking you into the garden, roll top work surface, plumbing for washing machine and space for condensing tumble dryer below, slate effect tiled flooring.

STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

Having a fitted carpet, double glazed flank window, access to insulated loft space and an airing cupboard housing the gas combination boiler that was replaced in 2024.

BEDROOM ONE 4.27m (14'0") x 2.74m (9'0") into recess.

A delightful main bedroom with double glazed window enjoying a pleasant outlook over the gardens and distant views towards the town, TV aerial point, radiator, panelled internal door, fitted carpet.

BEDROOM THREE 2.39m (7'10") x 2.13m (7'0")

Double glazed window overlooking the front aspect, radiator, coved cornicing, fitted carpet, panelled internal door.



BATHROOM 2.08m (6'10") x 1.68m (5'6")

A newly fitted bathroom with a white suite comprising; panelled bath having contemporary chrome hot and cold taps with shower over, fully tiled surround and glass screen, wash hand basin with chrome hot and cold taps and concealed cistern low flush wc set within vanity housing that has a roll top surface and vanity mirror above, ladder style heated towel rail, fully tiled walls, vinyl flooring, frosted double glazed window, extractor fan, panelled internal door.



OUTSIDE

ATTACHED GARAGE 5.18m (17'0") x 2.59m (8'6")

This has an electric and remote controlled roller door, lighting and power, eaves storage and space for one car on the driveway.

GARDENS

At the rear of the house sits a full width decked area for dining and a lower decked area for lounging and steps leading down to a lawn, well stocked flowerbeds and a planter to the right hand side and a selection of mature shrubs to the left. To the far boundary there is a tall evergreen hedge which gives privacy and seclusion. There is a cold water tap attached to the house and door taking you through into the side porch.



COUNCIL TAX Band C.

SERVICES

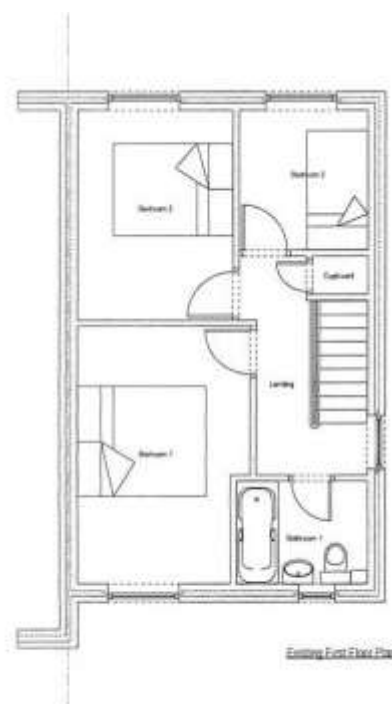
Mains drainage, water, electricity and gas.

AGENTS NOTE

Some of the photographs were taken during the summer of 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.



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.

