



Falmouth

A semi-detached property
Four Bedrooms, ground floor studio with en-suite
Fitted kitchen/dining room
Light bright spacious lounge
Family bathroom
Conveniently located in a popular residential location
Enclosed landscaped rear garden
UPVC double glazing, gas central heating
Off street parking for multiple vehicles
Viewing highly recommended

Guide £380,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7288



Kimberley's are delighted to present this four bedroom semi-detached house with garage conversion and en-suite, set within a popular residential location that is convenient for the town centre and beaches.

This well presented, spacious property offers flexible living accommodation, ideal for modern family life. The home benefits from a garage conversion providing a generous ground floor bedroom complete with a private en-suite perfect for guests or multi-generational living or a home office. The light and bright open plan lounge/kitchen/diner creates a warm and welcoming social space featuring ample natural light and direct access into the rear garden. Upstairs you will find three well-proportioned bedrooms along with a family bathroom.

Outside the property there is an enclosed rear garden, private for children or pets. Multiple off street parking to the front of the property. This versatile home is ready to move in to and is ideal for families seeking space, comfort and convenience.

Pengarth Rise is a sought after development built by SNW Homes in the 1980s. Number 47, located towards the end of the cul-de-sac, is a three-storey townhouse design with generous plot offering well proportioned living spaces across three levels. Slightly elevated it offers views over Pengarth Rise and further distant views to Falmouth golf course. Located away from main roads but walking distance to Falmouth town via a footpath opposite, leading onto Tresahar Road or via Marlborough Avenue and a ten minute to the beaches. Convenient for travel, a ten minute walk to Penmere Railway station with trains to Falmouth town and Truro. The property has good access to local schools.

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

Why not call to make an appointment to view today!

THE ACCOMMODATION COMPRISES

Reception hall with UPVC double glazed front door, radiator, telephone point and convenient under stairs storage cupboard, door leading to ground floor bedroom.

STUDIO BEDROOM 5.99m (19'8") x 2.77m (9'1")

With double glazed windows and doors to the front elevation, wall cupboards, pelmet lighting, timber frame effect flooring with extractor fan and sliding pocket door leading to:



EN-SUITE SHOWER ROOM

An en-suite shower room/wc comprising of a white contemporary three piece suite with low flush wc, hand wash basin with mixer tap, shower cubicle with Myra Azura instant shower, inset ceiling light, shaver socket, towel rail with radiator and extractor fan.



STAIRS TO THE FIRST FLOOR

Leading to the landing with double glazed window to the side elevation.

KITCHEN/DINER 4.72m (15'6") x 1.19m (3'11")

Well appointed with a comprehensive range of high gloss white units, tiled splashbacks, AEG four ring ceramic hob, stainless steel extractor fan over, wall cupboards with recess between for inset Lamona microwave, stainless steel sink unit with mixer tap, integrated AEG dishwasher, AEG washing machine, window to the rear elevation overlooking the enclosed rear garden, space for a fridge freezer. Timber effect flooring which continues through to the dining area with radiator, TV aerial point, window and door opening onto the landscaped rear garden.



SITTING ROOM 2.77m (9'1") x 3.35m (11'0")

Windows to the front elevation, radiator, TV aerial point, stairs leading to the second floor.



LANDING

With window to the side elevation, access to overhead loft storage area, cupboard housing Worcester combi boiler, and doors leading to the bedrooms.

BEDROOM ONE 2.54m (8'4") x 4.04m (13'3")

With a window to the front elevation enjoying elevated views over Pengarth Rise, radiator and timber effect flooring.



BEDROOM TWO 2.90m (9'6") x 3.61m (11'10")

With a window to the rear elevation overlooking the enclosed rear gardens, radiator and timber effect wooden flooring.



BEDROOM THREE 2.16m (7'1") x 3.17m (10'5")

With a window to the front elevation, again with elevated views over Pengarth Rise, radiator and timber effect wooden flooring.



SHOWER ROOM/WC

Fitted with a contemporary white suite comprising of a low flush wc, pedestal hand wash basin, walk in shower cubicle with mains power shower and sliding glass screen, obscured glass window to the rear elevation, towel rail/radiator.



OUTSIDE

To the front is a part gravel driveway with ample room for multiple vehicles. Paved steps to the side lead to the rear garden.

GARDEN

At the rear of the property there is a good, low maintenance landscaped tiered garden with a paved terraced area, ideal for entertaining, and an outdoor water tap. Further paved steps lead to a gravel terrace with timber edged borders, an upper terrace with timber garden shed at the rear sheltered by mature trees. Access with steps that lead to the front of the property.



COUNCIL TAX BAND C

SERVICES Mains drainage, water, gas and electric.

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.

