



Falmouth

**A superb semi-detached house
Popular development of Boslowick
Being sold with 'no onward chain'
Extended family sized accommodation
UPVC double glazed windows and doors
Gas central heating by radiators
Lounge/dining room, breakfast room
Superb fitted kitchen, utility room/cloaks
Three good sized bedrooms, luxurious bathroom
Attached garage, driveway parking and easy gardens**

AWAITING EPC

Guide £395,000 Freehold

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7325



We are delighted to offer as our client's sole agents, this superb, extended, three bedroom semi-detached house, set in one of the most popular locations at Boslowick within walking distance to the local parade of shops, two local junior schools, Penmere branch line station and Swanpool Beach and Nature Reserve.

This fine home is being sold with 'no onward chain' with its imaginatively extended accommodation is bound to appeal to a growing family who are looking for a spacious house near amenities. Plenty of features await any lucky new owners including gas fired heaters, UPVC double glazed windows, doors and porch, vertical blinds, a superb fitted kitchen with quality appliances, a wealth of natural woodwork including internal doors and architraves, a luxurious shower/wc and a combination of fitted carpets and hard-wearing flooring throughout.

The well planned accommodation begins with a double glazed entrance porch and a door to leading you through to the reception hall giving access to the principal rooms namely a dual aspect lounge/dining room, a breakfast room, the aforementioned fitted kitchen, the utility room with personal door to the garage and door leading to the rear garden and cloakroom/wc. The staircase from the reception takes you to the first-floor landing with three bedrooms and the luxury shower room/wc combined.

Outside the property is set well back from the road providing a long front garden with lawns and patio area, a tarmac driveway with parking for two/three vehicles leads to the attached garage and at the rear of the property a generous enclosed patio gardens for relaxing and entertaining your family and friends.

We highly recommend an immediate viewing to appreciate and secure this delightful semi-detached house.

Why not call for your personal appointment today!

THE ACCOMMODATION COMPRISES

A UPVC double glazed front door to:

ENTRANCE PORCH 1.85m (6'1") x 1.70m (5'7")

Triple aspect with double glazed windows, radiator, ceramic tile flooring, part glazed door to:

RECEPTION HALL

An impressive introduction to the house that has full carpeting to the hallway and staircase, a pine telephone shelf and phone point, radiator, under stairs storage cupboard, cove cornicing, wall light, pine and glazed internal door to:



LOUNGE/DINING ROOM

SITTING AREA 31'X10', DINING AREA 9'9"X8'

This bright lounge/dining room has a broad UPVC double glazed window with vertical blind overlooking the front aspect and at the far end, double glazed sliding patio doors with fixed side panel, vertical blind overlooking and leading to the gardens, wall mounted coal effect electric fire (remote control) built in entertainment unit with space for TV and display recess, cove cornicing, over table drop light, radiator, wall lights, open archway to:



BREAKFAST ROOM 2.62m (8'7") x 2.34m (7'8")

Suspended tiled breakfast bar and steel support, built in storage units with book shelving and wine rack, mottle glass brickwork, built in broom cupboard, pine and glazed door to utility room at the side, continuous ceramic tile flooring and open plan to:



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.



KITCHEN 3.91m (12'10") x 2.51m (8'3")

A superb addition to the house enjoying bright dual aspect UPVC double glazed windows to the side and rear elevations. Well equipped with a full range of contrasting matching wall and base units in high gloss ivory and matt grey, two carousel units, brushed steel handles, wrap around wood effect work surfaces and matching tiling over, one and a half bowl composite sink unit with easy on mixer tap, five ring gas hob with stainless steel and glass cooker hood over, coloured glass splash back. Bosch single fan assisted oven, continued ceramic tiled flooring, grey vertical contemporary radiator, triple recessed double glazed sky light windows providing plenty of natural light.



DOOR FROM BREAKFAST ROOM TO UTILITY ROOM 2.90m (9'6") x 1.85m (6'1") Plus a return of 3'7" x 3'2"

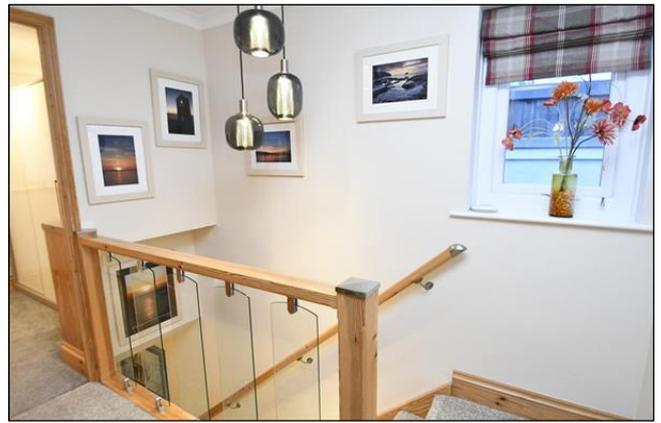
Having wood effect roll top work surfaces and tiling over, second work surface with space and plumbing for washing machine, hard wearing wood finish flooring, strip light, double glazed door to garage, UPVC double glazed door with frosted privacy panel to the outside, space for tall boy fridge/freezer and tumble dryer.

CLOAKROOM/WC

Low flush wc, hand wash basin, a high gloss vanity unit, spotlights.

TURNING STAIRCASE TO THE FIRST FLOOR LANDING

With varnished wood and steel capped handrail to one side and matching safety balustrading glass panels, cove corning, double glazed window, linen cupboard, access to insulated loft space with loft ladder.



BEDROOM ONE 4.04m (13'3") x 3.00m (9'10")

Plus door recess of 2'10" x 2'

A lovely bright main bedroom with a pleasant south west aspect through broad UPVC double glazed windows overlooking the front garden, vertical blinds, radiator, fitted carpet, cove corning, pine internal door.



BEDROOM TWO 2.97m (9'9") x 2.59m (8'6")

Plus door recess of 2'8" x 2'

Again with broad UPVC double glazed window this time with a pleasant outlook over the rear garden, vertical blind, radiator, fitted carpet, panelled internal door, cove corning.



BEDROOM THREE 2.36m (7'9") x 2.36m (7'9") South west aspect through double glazed windows with vertical blind overlooking the front garden, radiator, fitted carpet, pine internal door, pine display shelves, spotlights on tracking, cove corning.



SHOWER ROOM 2.31m (7'7") x 1.52m (5'0")

A luxuriously appointed shower room with bright dual aspect frosted double glazed windows to the front and side. Fitted with a white suite comprising; large fully tiled shower cubicle with chrome mixer shower with conventional and rainfall head, glass screening, pedestal hand wash basin with contemporary mixer tap, low flush wc, fully tiled walls and flooring, shaver point, chrome ladder style heated towel rail, inset ceiling spotlights, pine internal door.



OUTSIDE

GARAGE 4.34m (14'3") x 2.87m (9'5")

With electric roller doors, spotlights, personal door to the house, hard wearing wood finish flooring. The garage is approached over a long tarmac driveway with parking for two/three vehicles.

GARDENS

To the front of the property there is a lawned area and a paved and gravelled pathway. To the rear of the property there are delightful enclosed gardens laid for ease of maintenance with paved patio, flower beds to the left and raised planters to the right, extensive decked patio seating areas that sits to the right hand side with painted timber summer house (which is included in the sale) formally a former paved area outside the patio doors.



SERVICES Mains drainage, electricity and gas.

COUNCIL TAX BAND C

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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