



Penryn

A detached executive style residence
Four bedrooms, three bathrooms
Finished to an excellent standard throughout
Lounge and sunroom
Bedrooms to the ground and first floor
Double garage with electric doors, brick driveway parking facilities
Gas central heating & UPVC double glazing
Full security alarm system
A range of gardens, patios and decking
Sought after, tucked away location on the edge of Penryn

Guide £640,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

01326 311400
www.kimberleys.co.uk

REF: SK7361



As our vendors sole agents, we are delighted to offer for sale this impressive, executive style residence that has a wealth of features and having flexible, spacious and well proportioned accommodation set in a semi-rural location overlooking woodland on the edge of Penryn town centre.

This superb property was built in 2003 and is offered for sale in exceptional condition offering flexible accommodation comprising; a light and spacious entrance hallway, double bedroom with en-suite facilities, utility room and a large double garage with workshop to the rear on the ground floor. To the first floor there is a hallway leading to a spacious, light and airy kitchen/diner, sunroom, living room with wood burner, family bathroom, principal bedroom with en-suite facilities and two further bedrooms. Outside, the property has delightful mainly south facing gardens comprising of decked areas, balconies and seating areas which enjoy a good degree of privacy. As previously mentioned, there is a double garage with remote control doors and a useful storage room to the side of the property.

The historic town of Penryn offers an eclectic range of day-to-day facilities including shops, restaurants, public houses and doctors surgery. The property itself is close to Penryn infant and junior school, Penryn College for secondary education and Falmouth University (Tremough Campus). Penryn station is also close by with the branch line linking Falmouth Docks to the cathedral city of Truro.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES: All dimensions approximate.

A gated brick driveway provides parking for a number of vehicles giving access to the double garage and EV charging point.

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALLWAY

A light and airy entrance hallway with feature frosted floor-to-ceiling UPVC double glazed windows allowing a good degree of light with privacy, plastered and coved ceiling, wall lights, radiator, door to under stairs storage cupboard, timber flooring, closed tread staircase with glass balustrade leading to first floor landing, feature timber doors to ground floor double bedroom, utility room and garage.

UTILITY ROOM 3.02m (9'11") x 1.85m (6'1")

A fully fitted utility room with a range of base and walls units having cream gloss doors and metal door furniture, sandstone effect roll top work surface with tiled splash back incorporating a stainless steel sink with drainer, recess and plumbing for washing machine and tumble dryer, radiator, plastered ceiling with inset spotlights, extractor fan, tiled floor, feature timber door to garage.

BEDROOM TWO 3.99m (13'1") x 3.51m (11'6")

A large double bedroom with UPVC double glazed window having an outlook to the front driveway and woodland beyond, plaster and coved ceiling with downlights, radiator, finished with a carpet.



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.



EN-SUITE SHOWER ROOM 2.31m (7'7") x 1.85m (6'1")

A beautifully finished, contemporary en-suite comprising; tiled shower cubicle with sliding glass screens, low-level wc with push button flush and timber shelf over, designer wash hand basin with mixer tap sitting on a solid butcher block surface with storage under and gloss white doors and metal door furniture, heated towel rail, mirrored medicine cabinet, plastered coved ceiling with downlights and extractor fan, part mirrored wall and finished with a tiled floor.



STAIRS TO FIRST FLOOR LANDING

A closed tread staircase with designer glass insets and solid wood handrail leads to the first floor.

FIRST FLOOR LANDING

Plastered and coved ceiling with downlights, loft trap giving access to the roof space, door to airing cupboard housing a modern hot water tank and shelving, doors to the kitchen and three further bedrooms, finished with a carpet. The Hive remote central heating control is located in the upstairs hallway.



KITCHEN/DINER 6.12m (20'1") x 4.72m (15'6")

An impressive large open plan area with a substantial fully equipped modern kitchen having a wide range of base and wall units comprising of cupboards and drawers with gloss cream doors and metal door furniture, wrap around solid butcher block work surfaces with tiled splash back, integrated 1 1/2 bowl designer black sink with drainer and mixer tap with extending spray hose, additional cold filtered water tap, inset stainless steel four-ring gas hob with matching stainless steel extractor canopy over, built-in Neff double oven with wi-fi features, built-in integrated refrigerator and freezer, built-in wifi dishwasher, a matching timber breakfast bar, UPVC double glazed window overlooking the rear gardens, UPVC double glazed door to the rear plastered and coved ceiling with downlights and sun tunnel, two radiators and a pair of timber doors opening to the living room.



DINING AREA/SUN ROOM 2.79m (9'2") x 2.13m (7'0")

An area off the kitchen with panoramic UPVC double glazed windows overlooking the rear and side gardens whilst a pair of UPVC patio doors open onto a decked area and balcony, plastered covered ceiling with dimmable downlights, half wall and finished with a timber floor.



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LIVING ROOM 4.27m (14'0") x 4.11m (13'6")

A feature freestanding wood burner sitting on a slate hearth, two UPVC double glazed windows with elevated views over the area, woodland and Penryn. two radiators, plastered and covered ceiling with dimmable downlights, timber floor, feature doors to the kitchen.



BEDROOM ONE 3.51m (11'6") x 3.30m (10'10")

UPVC double glazed window with fine views over the area and woodland beyond, radiator, plastered and covered ceiling with ceiling light, door to built-in wardrobes with clothes rail/shelves, carpet and a further door to an ensuite shower room.



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EN-SUITE SHOWER ROOM

A nicely finished en-suite comprising: panelled double shower cubicle with sliding glass doors, low-level wc with push button flush, sink with splash back and mixer tap set within a vanity unit with storage under, heated towel rail, plastered and coved ceiling with downlights and extractor fan, frosted UPVC double glazed window to the side, finished with a laminated floor.

BEDROOM THREE 3.23m (10'7") x 2.51m (8'3")

UPVC double glazed window to the side, plastered and coved ceiling with ceiling light, radiator and finished with a carpet.



BEDROOM FOUR/OFFICE 4.11m (13'6") x 3.15m (10'4")

Double glazed remote control Velux skylight with remote control solar operated blinds, plastered ceiling with dimmable downlight, finished with a timber floor.

BATHROOM

A family style bathroom comprising: P-shaped bath with shower over and glass screen, tiled walls, low-level wc with push button flush, pedestal wash hand basin with tiled splash back, heated towel rail, storage cupboards, mirrored medicine cabinet, frosted UPVC double glazed window, plastered and coved ceiling with downlights and extractor fan, finished with an underfloor heated tiled floor.



OUTSIDE

DOUBLE GARAGE 7.01m (23'0") x 5.03m (16'6")

With remote control roller doors, plastered ceiling with strip light, work bench to the rear, wall mounted gas central heating boiler providing domestic hot water and central heating facilities, fuse box and coat hooks.

OUTSIDE

To the front of the property there is an attractive brick driveway which providing parking for a number of cars and an electric car charging point. The property enjoys a high degree of privacy.

To the sides and rear there is a variety of raised patios areas, balconies and composite decking providing a high degree of privacy and with an interesting assortment of mature shrubs, wrap around decking and a wood staircase to the lower driveway.

GARDEN STORAGE ROOM Accessed from the side of the property.

SERVICES Mains gas, electricity and drainage.

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.



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Tremoughdale, Penryn, TR10

Approximate Area = 1455 sq ft / 135.1 sq m

Garage = 380 sq ft / 35.3 sq m

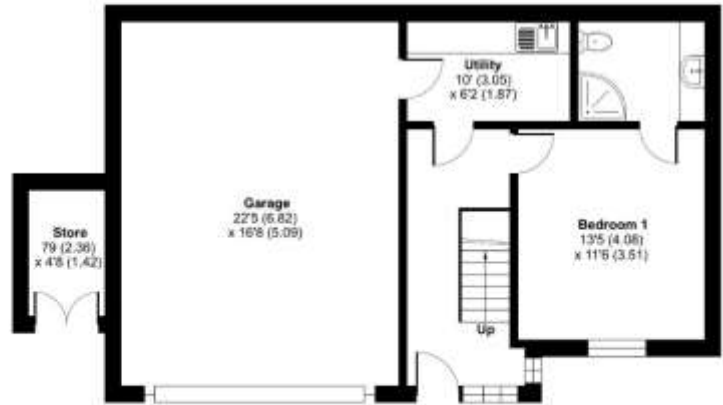
Outbuilding = 36 sq ft / 3.3 sq m

Total = 1871 sq ft / 173.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Robinson 2020. Produced for Kimberley's Estate Agency. REF: 1435487



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