



Falmouth

A semi-detached family home
Finished to an exceptional standard
Spacious three bedroom accommodation
Designer open plan high-end kitchen
Matching utility room
UPVC double glazing, gas central heating
Generous rear garden with patios & lawns
Views over Penryn River and Marina
Brick driveway with parking for a number of cars
Viewing highly recommended

Guide £420,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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

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REF: SK7377



An opportunity to purchase this incredibly well presented, spacious and well proportioned, three bedroom semi-detached Art Deco style property with fantastic features throughout and having a brick driveway, outbuildings and a generous enclosed rear garden all within easy walk to Falmouth town centre and the marina.

The house is packed with features including an impressive designer high-end kitchen with quartz worktops, integrated appliances, matching utility room and light open plan rooms with features such as a freestanding wood burner, UPVC double glazing and gas central heating.

The accommodation in brief comprises: an entrance vestibule, main hallway with an impressive staircase, living room, cloakroom, kitchen, open plan dining/reception area, separate utility room and a snug/reading area to the ground floor. To the first floor there is a landing giving access to a modern bathroom and the three generous sized bedrooms with the principal having views over the area to Penryn River and the Marina. To the front of the property there is a brick driveway with parking for a number of vehicles. To the side there is an enclosed courtyard and a detached workshop with a UPVC door and windows and to the rear, a range of patios and a generous lawn area that enjoys a sunny aspect.

The house sits on one of Falmouth's most recognised palm lined avenues which is the gateway to our town and its surrounds. It is well positioned within a short walk to a couple of well known supermarkets, Falmouth Marina and the Upper Deck Restaurant, open playing fields and football field opposite. The town offers a broad range of independent high street shops together with a diverse selection of restaurants, cafes, public houses and bars plus The Maritime Museum, Pendennis Castle, our famous sea front, beaches and a number of university campuses, schools and nurseries.

THE ACCOMMODATION COMPRISES All dimensions approximate.

A gateway leads onto a brick driveway and garden which provides parking for a number of vehicles, steps lead up to:

MODERN UPVC DOUBLE GLAZED DOOR WITH GLAZED PANELS AND LETTERBOX

ENTRANCE VESTIBULE 2.34m (7'8") x 0.79m (2'7")

Three frosted UPVC double glazed windows to the front and side, radiator, plastered ceiling with downlights, door to the main hallway.

MAIN HALLWAY 3.00m (9'10") x 2.29m (7'6")

Radiator, a range of built-in cupboards providing under stairs storage, cupboard housing a gas boiler providing domestic hot water and central heating facilities, plastered ceiling with downlights, closed tread staircase with modern balustrade that leads to the landing and first floor.



CLOAKROOM

A useful ground floor cloakroom with a low-level wc and sink, radiator, plastered ceiling with downlights, extractor fan.

LIVING ROOM 3.73m (12'3") x 4.57m (15'0") into bay.

UPVC double glazed bay window to the front, feature fireplace with freestanding wood burner with slate hearth and wooden mantle, radiator, plastered ceiling with downlights, finished with a laminate floor.



OPEN PLAN KITCHEN/DINER AND RECEPTION AREA
6.10m (20'0") x 3.96m (13'0")

A superb light and airy modern room with a state of the art modern integrated kitchen with a breakfast bar and a range of base and wall units comprising of cupboards and drawers with gloss white doors, impressive quartz worktops with matching splashbacks incorporating a designer sink with drainage grooves within the quartz and mixer tap, AEG electric hob with integrated extractor, stainless steel integrated AEG double oven and matching stainless steel microwave over, integrated full height refrigerator, plinth heater, UPVC double glazed window to the side, plastered ceiling with downlights and feature drop lights, two designer radiators and an area for a dining table, door to utility room and cloakroom, archway leading through to snug.

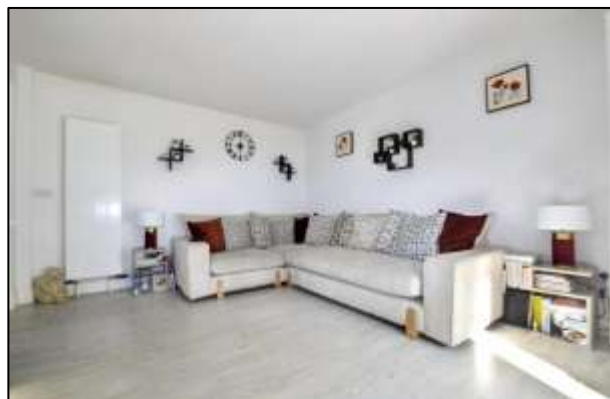


CLOSED TREAD STAIRCASE LEADING TO FIRST FLOOR LANDING

Plastered ceiling with downlights, loft trap with access to the roof space, radiator, doors to the bathroom and three generous bedrooms.

BATHROOM 3.35m (11'0") x 1.68m (5'6")

A modern bathroom having a four piece suite comprising a tiled shower cubicle with drench head and glass doors, an easy access deep soak bath with jacuzzi style jets and further drench shower over, low-level wc and wash hand basin set in a vanity unit with tiled splash back, radiator, plastered ceiling with downlights, UPVC double glazed frosted window to the side, medicine cabinet, finished with a vinyl floor.



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

UPVC double glazed window with an outlook over the rear gardens, plastered ceiling with downlights, radiator, finished with a carpet.

UTILITY ROOM 2.62m (8'7") x 1.75m (5'9")

Fitted with a matching range of base units, cupboard and matching quartz worktops with inset sink with mixer tap, a cupboard housing a washing machine and tumble dryer with space in between for washing powder, UPVC double glazed window overlooking the gardens, plastered ceiling with downlights, UPVC double glazed frosted door to the side courtyard.



SNUG/READING AREA 3.12m (10'3") x 1.60m (5'3")

Accessed from the dining area and is an ideal for reading or watching TV, radiator, UPVC double glazed patio doors opening to the patio, plastered ceiling with downlights.

BEDROOM TWO 3.84m (12'7") x 3.35m (11'0")

Walk-in cupboard for storage, UPVC double glazed window with outlook over the area including Penryn River and the Marina, plastered ceiling with downlights, radiator, finished with a carpet.



GARDENS

The majority of the gardens can be found to the rear where there is a range of patios with steps leading a further patio and generous lawns. To the side of the property is an enclosed courtyard.



BEDROOM THREE 2.67m (8'9") x 2.44m (8'0")

UPVC double glazed window with outlook to the rear gardens, radiator, plastered ceiling with downlights, finished with a carpet.



WORKSHOP/GARDEN ROOM 3.96m (13'0") x 2.21m (7'3")

Of block construction, UPVC double glazed frosted door, wall lights, room for a second fridge/freezer, vinyl flooring, could easily be converted into a home office.

OUTSIDE

PARKING To the front of the property is an enclosed brick driveway which provides parking for a number of vehicles.



SERVICES

Mains gas, electricity, water and drainage. Telephone and Broadband.

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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