



Penryn

A superb modern detached home
Set in a corner traffic free location
Well proportioned and presented accommodation
UPVC double glazed windows, doors and conservatory
Gas central heating by radiators (combi)
Sitting room, fitted kitchen/dining room
Three bedrooms, two bathrooms
Fabulous continental style landscaped garden
Single garage and driveway parking
Far reaching views to the town and countryside

Guide £375,000 Freehold

AWAITING EPC

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REF: SK7444



We are delighted to offer as our client's sole agents, this superb modern detached family home, which is set in a quiet, traffic free location on this popular Round Ring Gardens development located on the outskirts of Penryn town. The house enjoys far reaching views over the town centre to countryside in the distance and comes to the market for the very first time since our clients brought the property from new in 2011 and since then having created a home that is perfect for a growing family.

The house is packed with features including gas fired central heating by radiators (combi), UPVC double glazed windows, doors and conservatory at the rear, a selection of vertical and venetian blinds, a well fitted kitchen with appliances and a combination of hard wearing wood finished flooring and ceramic tiling to the ground floor and carpets to the first floor.

The accommodation in sequence includes a reception hall, cloakroom/wc, sitting room, fitted kitchen/dining room and a large conservatory overlooking the gardens with delightful views to the town. A staircase from the reception hall leads to the first floor landing where you will find the principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom/wc combined. Outside the property is approached via a driveway with a parking space in front of the garage. The house is tucked away in a quiet corner in the last of three properties which gives our clients a generous amount of grounds that our clients have landscaped to a fabulous continental style terraced garden and a second area of garden in front of the conservatory.

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.

A PAVED PATHWAY LEADS FROM THE DRIVEWAY TO A SMALL AREA OF GARDEN, WITH THE PATHWAY CONTINUING ALONGSIDE THE HOUSE TO A GATE TAKING YOU TO THE SIDE AND REAR GARDENS.

THE ACCOMMODATION COMPRISES

A composite and double glazed front door to:

RECEPTION HALL

With radiator, hard wearing wood finished flooring, staircase to the first floor, door to sitting room.

CLOAKROOM/WC

A white suite comprising a low flush wc, corner pedestal wash basin with tiled splash back, chrome easy on hot and cold taps, frosted double glazed window, radiator, continued hard wearing wood finish flooring, extractor fan, panelled internal door.

SITTING ROOM 4.88m (16'0") x 3.91m (12'10")

Having a UPVC double glazed window and vertical blind overlooking the front aspect, continued hard wearing wood finish flooring, central ceiling light, a focal point entertainment area with space for wall mounted tv and display areas, a feature intermittent wood clad wall, tv aerial point, panelled internal door.



KITCHEN/DINING ROOM 4.95m (16'3") x 3.23m (10'7")

A well fitted kitchen equipped with a range of matching wall and base units, brushed steel handles, wrap around dark granite effect work surfaces and matching tiling over, one and a half bowl stainless steel sink unit with chrome mixer tap, a range of built in appliances including a Blomberg four ring stainless steel gas hob, matching extractor hood over, Blomberg electric double oven, built-in refrigerator and freezer, dishwasher, two sets of spotlights on tracking, a breakfast bar at the dining end set on stainless steel pillars, radiator, a Logic Heat 12 gas central heating boiler (combi), wall mounted display shelf, deep under stair storage, recessed multi paned double glazed window with venetian blind, double open double glazed patio doors leading to:



CONSERVATORY 4.27m (14'0") x 3.35m (11'0")

A bright triple aspect room (currently used as a dining/conservatory) with UPVC double glazed windows and vertical blinds, fine outlook over the rear gardens with views towards Penryn, electric wall light, hard wearing wood finished flooring, inset ceiling spotlights, double glazed french door to the gardens.



TURNING STAIRCASE FROM HALL TO FIRST FLOOR LANDING

With fitted carpet, double glazed window with vertical blind leading to:

LANDING

With access to insulated loft space, airing cupboard with Premier Plus pressurised hot water tank and slatted shelving.

PRINCIPAL BEDROOM 3.23m (10'7") x 2.97m (9'9")

Plus door recess 1.02m (3'4") x 0.76m (2'6")

Delightful main bedroom with multi pane double glazed window and vertical blinds overlooking the front aspect, radiator, tv aerial point, floor to ceiling double fitted wardrobe cupboard with hanging space and shelving, central ceiling light, fitted carpet, panelled internal door from landing, second door to:



EN-SUITE SHOWER ROOM

With white suite comprising fully tiled shower cubicle, chrome mixer shower and glass screen, pedestal hand wash basin with chrome easy on hot and cold taps, tiled splash back over, low flush wc, radiator, recessed frosted double glazed window and roller blind, extractor fan, and ceramic tiled flooring.



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.



BEDROOM TWO 2.79m (9'2") x 2.77m (9'1")

Again with multi pane double glazed window enjoying fine views to Penryn and countryside in the distance, fitted carpet, tv aerial point, central ceiling light, and six panelled internal door.



BEDROOM THREE 2.64m (8'8") x 2.08m (6'10")

Currently used as a dressing room, again with multi paned double glazed window and vertical blind overlooking the rear garden with delightful views to Penryn town and countryside beyond, radiator, fitted carpet and multi paned internal door.



FAMILY BATHROOM 2.21m (7'3") x 1.75m (5'9")

Well appointed with a white suite comprising a panelled bath, contemporary chrome mixer tap, chrome mixer shower, fully tiled surround and glass screen, pedestal wash basin with contemporary hot and cold taps, low flush wc, recessed frosted double glazed window and venetian blind, ceramic tile flooring, and panelled internal door.



OUTSIDE

DETACHED GARAGE 5.23m (17'2") x 2.74m (9'0")

Approached by a shared driveway with roller door, light and power, boarded eaves storage, personal door to the rear leading to an enclosed gravelled and gated storage area, space for a clothes line, and space for one vehicle in front of the garage.

GARDENS

One of the main features of this home are the large gardens and plot which run alongside and at the back of the house and lower garden, all of which enjoy sunny southerly aspect, with fine views across the town centre to the countryside beyond. These amazing gardens have been designed and landscaped by our clients to a continental style, laid for ease of maintenance giving you more time to enjoy relaxing and entertaining your family and friends. A paved pathway runs alongside the property, through a gateway and with steps to the left hand side taking you to this remarkable garden. To the right hand side sits a level raised area with space for a large hot tub where you can sit and relax enjoying the views. From here, a paved pathway with red brick edging takes you to the main garden which has tiered artificial lawns separated by a white marble gravelled area and along the full boundary you will see delightful raised rockeries, enclosed by slate and rendered walls, topped by white marble chippings, dispersed with a variety of plants and shrubs. At the top of the garden sits a fabulous painted decked sun terrace which has raised flower beds and seating areas which enjoy a sunny aspect looking down the garden to Penryn and the countryside. Finally, to the rear of the house by the conservatory sits the last part of these gardens with red brick and pathway areas, artificial lawn and further raised beds around the boundaries. It is impossible to fully describe such amazing gardens, only a personal visit will allow you to appreciate what has been created here.



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COUNCIL TAX BAND C

SERVICES Mains drainage, water, electricity and gas.

ESTATE CHARGES Approximately £300 per annum to cover maintenance of the roads, pavements, communal areas and the children's playground.

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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