

## 51 Kingston Way, Mabe Burnthouse

Guide price £255,000 Freehold

Spacious two double bedroom property with unusually large rear garden. Open-plan living area with French doors out to the garden, downstairs cloakroom and upstairs bathroom. 2 parking spaces in tandem. Great first home or lucrative investment.



## THE PROPERTY

A surprise awaits upon entry, with two double bedrooms and a bathroom upstairs and open-plan kitchen/living and dining on the ground floor, plus a cloakroom. The rear garden is very secure and larger than expected (42' X 32') perfectly safe for children or dogs and gives the space and opportunity to put a conservatory on the rear. Nicely presented and ready to move in!

Council Tax band: B

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

SERVICES: Mains electricity, gas, water & drainage



- Two double bedrooms
- Open-plan living area
- Cloakroom WC
- Family Bathroom
- Large rear garden
- No through road location
- Off road parking for 2 cars

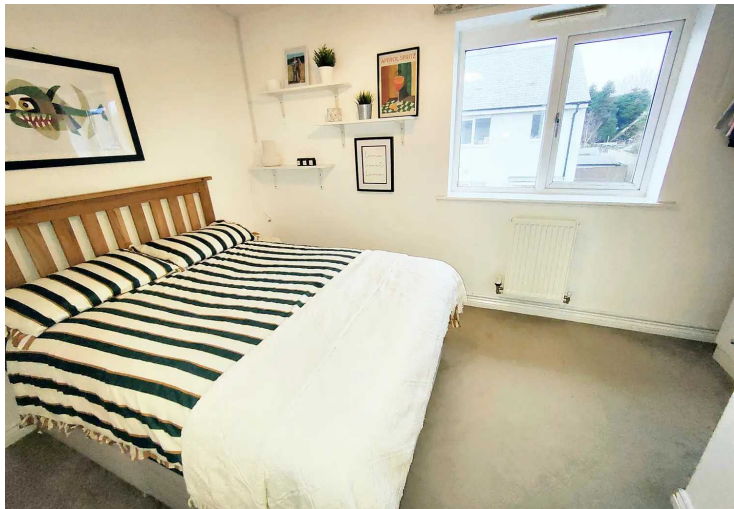


## THE LOCATION

Kingston Way is an ideal family-friendly estate with no-through traffic and cut through pathway nearby linking to the park and school. Mabe is a popular village conveniently located two miles from Penryn and three miles from Falmouth harbour town and seaside. The village has an active community and good everyday amenities including an excellent primary school, village store, sub post office, church and pub. ASDA superstore is nearby and a bus service runs regularly to and from local towns. Falmouth's University for Cornwall is a mile away and Penryn College with its excellent facilities is equally convenient.







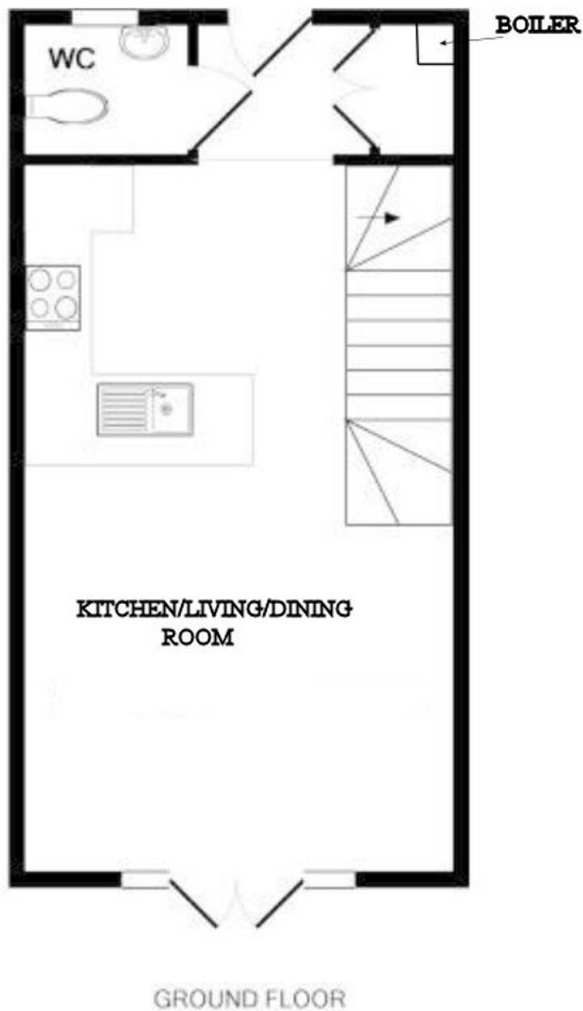
**ACCOMMODATION IN DETAIL**  
**(ALL MEASUREMENTS ARE APPROXIMATE)**

Once in through the composite "front door" you enter in via a short hallway with a large coat store to one side (housing washing machine, tumble dryer, boiler and fuse box) and cloakroom with W/C to the other.

**KITCHEN/LIVING/DINING ROOM**

22' 0" x 13' 0" (6.71m x 3.96m)

Defined areas with kitchen nearest and sitting room to the rear with French doors out to the rear garden. The kitchen comprises white-fronted eye and base-level units complemented by dark work surfaces. Inset stainless steel sink, built-in cooker, grill, hob and extractor. Built-in fridge, freezer and dishwasher. Staircase to.....



## FIRST FLOOR

Landing with access to both bedrooms, bathroom and loft hatch.

### BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m)

Window to the rear.

### BEDROOM TWO

13' (3.96m) reducing to 9' (2.74m) Window to the front. Clothes hanging area.

### BATHROOM

White suite, comprising low-level push button flush W/C, bath with glass screen to the side and plumbed shower over, pedestal hand wash basin. Chrome ladder-style heated towel radiator.

### GARDEN

Accessed from the French doors out of the sitting room or pedestrian gate via the parking area, this garden is a real surprise. 42' x 32' (12.8m x 9.75m) with high wooden fencing making a secure environment for children and pets.

### PARKING

To the side of the property is hard standing for two vehicles to park in tandem.