



4 West End Close, Penryn

Guide Price £340,000



Heather & Lay
The local property experts

- Detached house
- Excellent centre location, nearby amenities & transport links
- 2 Double bedrooms
- Separate dining room open to the kitchen
- 18' living room with French doors to the rear garden
- Recently installed double glazing & gas boiler
- Sunny rear & side gardens; private off road parking for 2-3 vehicles
- Lapsed planning permission for a two storey extension garage & bedroom (dated 2005)

THE LOCATION

Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a full town of surprises and surrounded by lovely countryside. The building of Glasney College in 1265 placed the town on the map then the arrival of Falmouth and Exeter University has turned Penryn into a buzzing and vibrant area. There are many local sports clubs who are active in the community including Penryn football club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, whilst a 6th form can be found available at Falmouth School. The town enjoys good communication with Falmouth via its regular bus service and its train station, which links to the city of Truro and mainline Paddington service. Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.



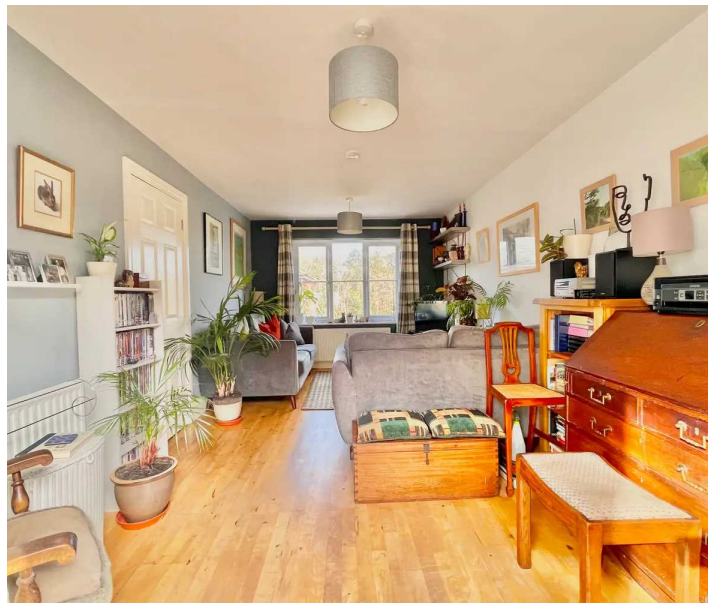
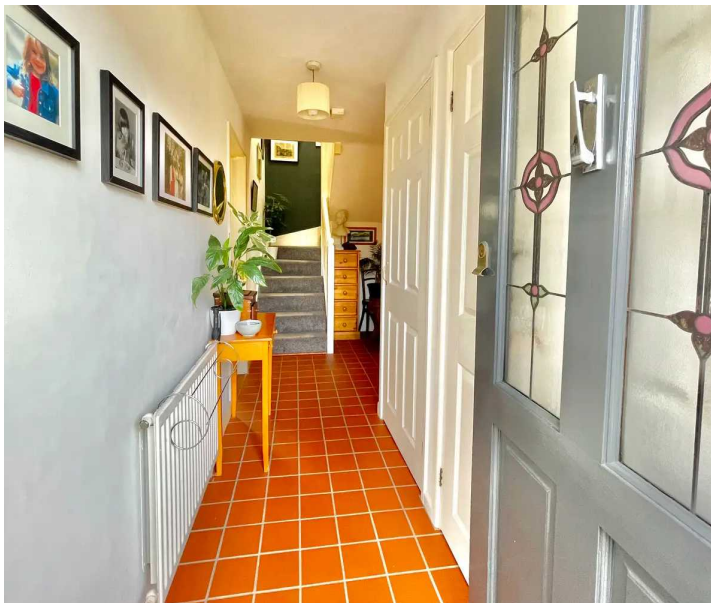


4 West End Close, Penryn

Tucked away from the main road of West Street and situated in the heart of Penryn town. Boasting plenty of off-road parking, double fronted design, spacious and light accommodation and South West facing rear and side gardens.

THE PROPERTY

Set in a 'secret' location just off West Street but mere moments away from an array of local shops, amenities and transport links. The property is position in a close of three other similar detached properties which were designed and built by a local developer back in 1996. Having been recently updated by the current owners to include replacement double glazing throughout and a modern gas combination boiler. This well presented and detached home provides accommodation for a dual aspect living room with French doors leading onto the rear garden, a family dining room connects to a fitted kitchen both with windows providing another dual aspect and bright room. A turning staircase leads to the first floor landing and providing access to the two double bedrooms both with a pleasant lightly wooded outlook to the front and a bathroom with a shower fixing over the bath. The gardens to the rear and side offers a lovely, sheltered spot facing South West with low maintenance patio areas and space for seating, raised flower beds and other areas to enjoy. Off road parking at the front for up to three vehicles.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Paved steps lead from the parking area and driveway to a painted and wood-stained glass front door, providing access to...

ENTRANCE HALL 15' 6" x 3' 5" (4.72m x 1.04m)

An inviting and lovely reception area with white panel doors leading to the sitting room and kitchen/diner, turning staircase to first floor, understairs storage cupboard, a further two storage cupboards; one with double doors and a single cupboard. Terracotta tiling. Radiator.

SITTING ROOM 18' 6" x 9' 8" (5.64m x 2.95m)

A delightful and bright dual aspect sitting room featuring a large double glazed window with views overlooking the front aspect, as well as double glazed French patio doors leading to the rear garden and patio area, complete with a cat flap. Reclaimed beech flooring, TV aerial point, two central ceiling lights and two radiators.

DINING ROOM 9' 1" x 8' 8" (2.77m x 2.64m)

A further bright room with a double glazed window overlooking the rear garden and patio, chequerboard ceramic tiled flooring, thermostat and radiator. Space for fridge freezer. Archway opening leading to...

KITCHEN 9' 8" x 8' 11" (2.95m x 2.72m)

Connecting from the dining area a range of fitted and matching wall and base units featuring a four-ring hob with oven and matching cooker hood, ceramic tile splashback, one and a half bowl sink with Chrome mixer tap and a double glazed window enjoying a lovely outlook to the front of the property. Space and plumbing for a washing machine and dishwasher. A recently installed Worcester gas combination boiler wall mounted in the corner and continuation of the chequerboard ceramic tiled flooring.













FIRST FLOOR

Turning staircase from entrance hall to.....

LANDING 11' 4" x 5' 9" (3.45m x 1.75m)

White panel doors leading to two bedrooms and bathroom. Velux double glazed window providing light onto the landing area. Radiator.

BEDROOM ONE 14' 4" x 9' 9" (4.37m x 2.97m)

A main double bedroom with further space for wardrobes or other furniture. Double glazed window enjoying a very pleasant and lightly wooded outlook to the front of the property. Deep canopied ceiling. Radiator.

BEDROOM TWO 14' 4" x 9' 1" (4.37m x 2.77m)

A similar reflection to the first bedroom, this second double bedroom also features a double glazed window to the front with a pleasant outlook. The second bedroom is being currently used as a workshop and storage area but would make another lovely double bedroom. Deep canopied ceiling. Radiator.

BATHROOM 6' 5" x 6' 3" (1.96m x 1.91m)

A white three-piece suite comprising panelled bath with electric shower over, fully tiled surround and screening, wash basin with chrome tapes, tiled splashback and WC. Obscure double glazed window with oak sill and blinds facing the front, built in corner cabinets, tiled flooring and extractor fan.





FRONT GARDEN A good sized off road parking space, with adjacent sloped paved driveway, providing additional parking for 1-2 vehicles. Steps lead up to the front entrance and a paved patio area with gates on both sides of the property providing access to the rear. Low level planted flower beds and small hedges.

SIDE GARDEN Space for seating to enjoy and soak up the morning sun and a compost area. The side garden has been improved with a re-designed raised vegetable/flower bed all enclosed and private.

REAR GARDEN Low maintenance rear garden benefitting from a South West facing aspect and providing shelter. A large patio area, running the width of the garden, ideal area to entertain and enjoy into the summer months. One area of the garden provides space for a shed with a useful water butt fed from the down pipe and side access leading to the front. The other half offers space for seating and provides steps leading up to the top tiered area of garden mainly planted of small shrubs and flowers as well as a small stone chipped seating area which is enclosed and a pleasant area to enjoy. Outside light.

AGENTS NOTE

We understand from our client that the previous owners applied for planning permission which is now lapsed to extend out to the left side of number 4 West End Close to provide a garage with extended bedroom on the first floor. Planning application number dated from 2005 was C1/PA01/1502/05/R. A purchaser will need to apply for a new planning application to extend the property with granted permissions by Cornwall Council and other potential third parties.

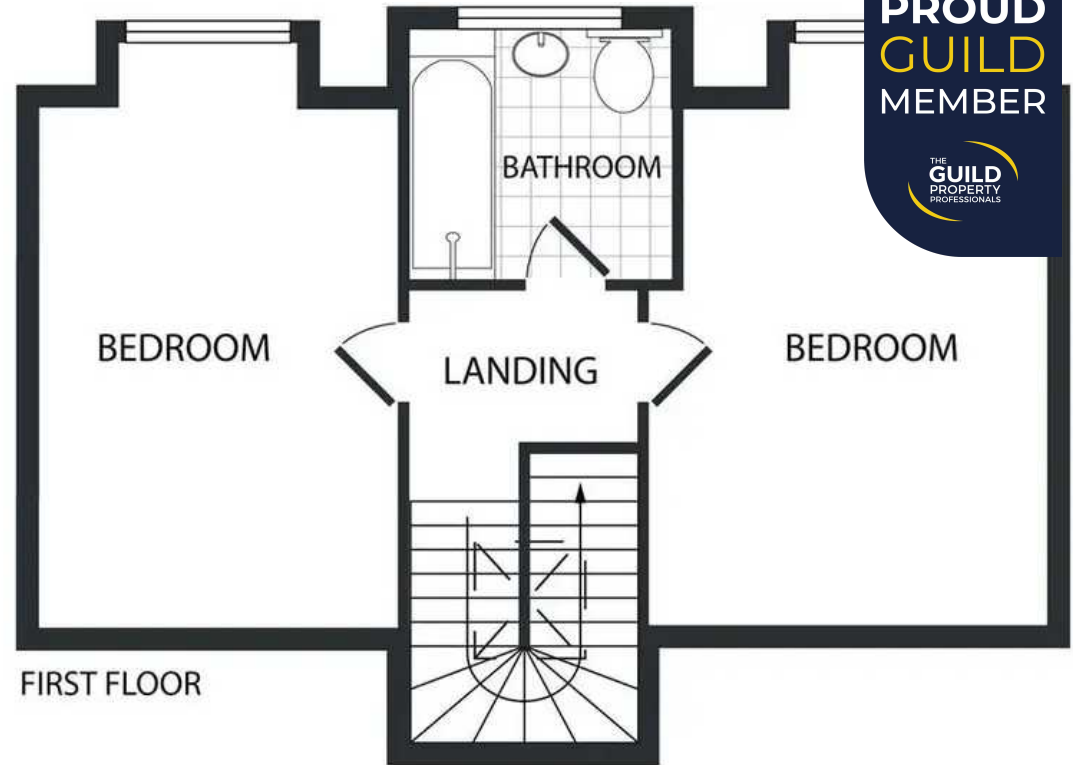
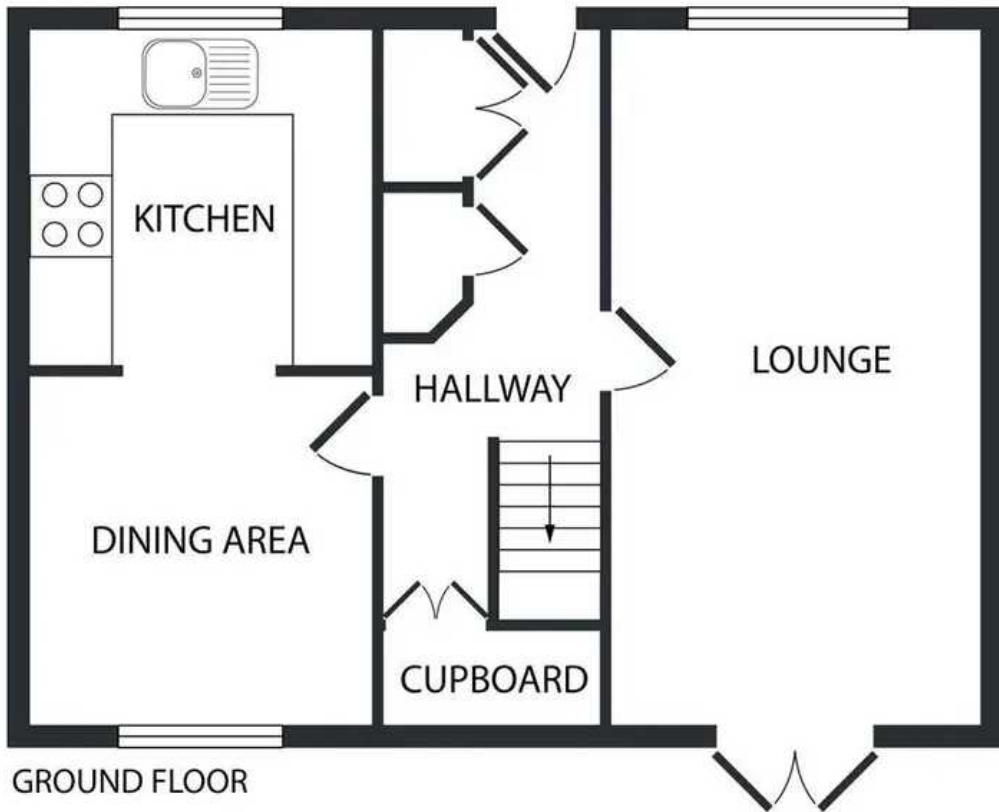
Services: Mains water, electricity, gas and drainage.

Council Tax band: C

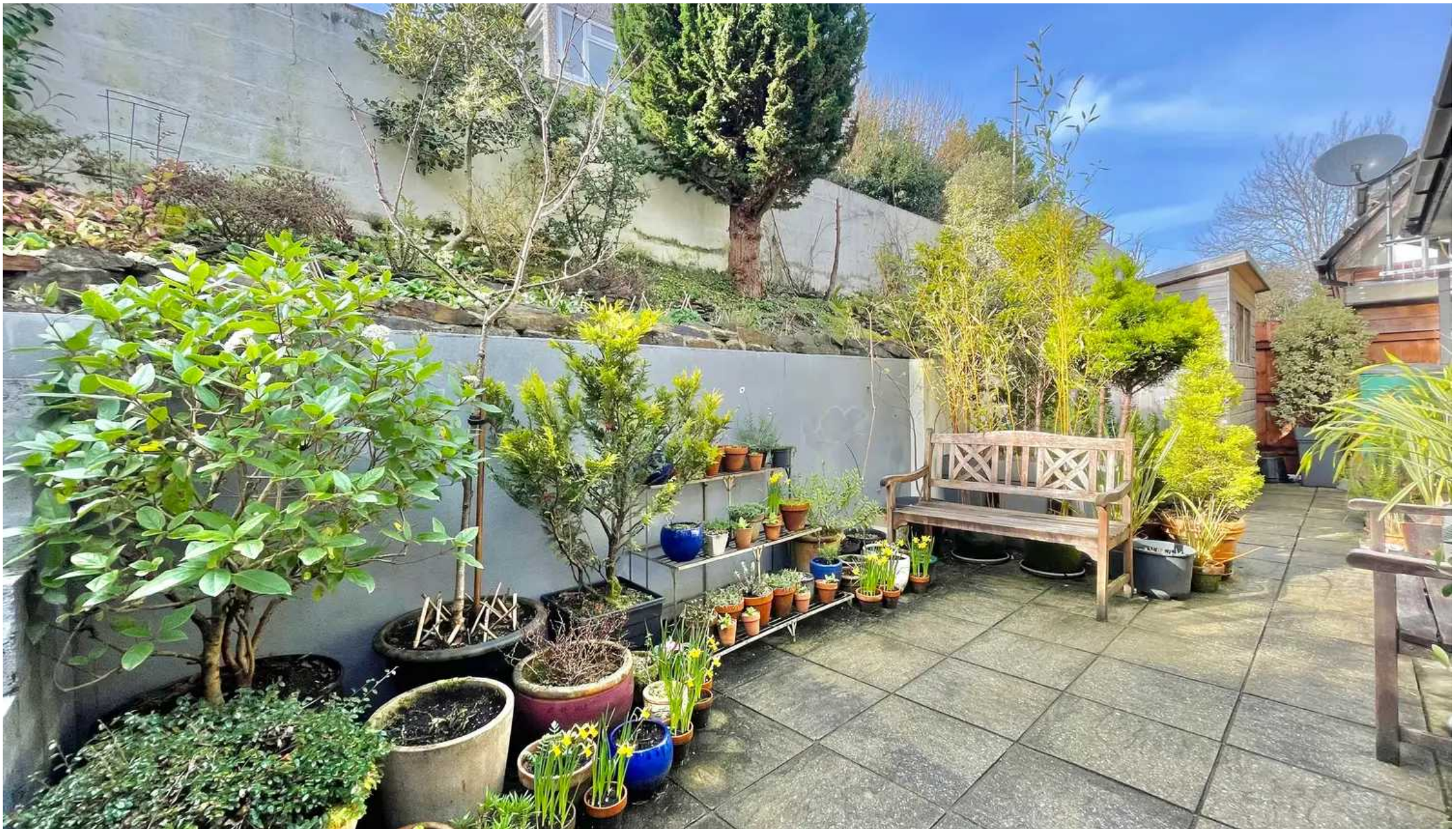
Tenure: Freehold

EPC Energy Efficiency Rating: D





This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



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