



## 53 Trelowen Drive, Penryn

GUIDE PRICE £310,000 Freehold

Modern three bedroom family home, benefitting from a garage, master bedroom with a shower ensuite, generous open plan kitchen/diner/living room and a large rear garden. Good access to schools and amenities as well as links to Falmouth, Truro & Helston.



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Heather & Lay  
*The local property experts*

**THE LOCATION** Trelowen Drive is situated on the outskirts of Penryn and only a short distance from Falmouth. This lovely Bovis Homes development is well thought out, generously spaced and it is no wonder it has proven itself as a popular place to live. Plenty of parking, green spaces and a children's play area are just some of the features creating a pleasant atmosphere. There are local amenities such as Asda just down the road so there is much in the way of practicality on offer as well. The location is perfectly situated with access to thriving Falmouth, historic Penryn or to Helston and Truro which are both approx 10 miles away. 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.

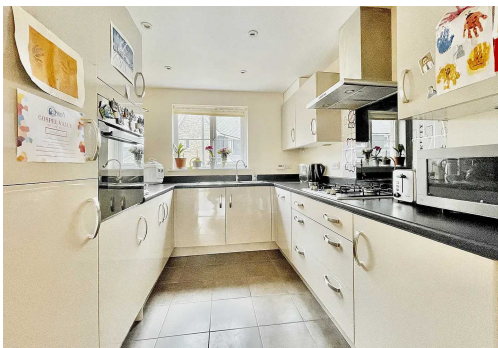


- Modern family home
- 3 Bedrooms, master en suite
- Large open plan living space
- Good size rear garden
- UPVC double glazing & gas central heating
- Garage with power & light

Council Tax band: C

EPC Energy Efficiency Rating: B

Services: Mains electricity, gas, water & drainage.



**THE PROPERTY** A pleasant end of terrace position on this popular residential development with residential parking available to the front and in front of the garage at the rear. The property has much to offer as a family home including a large and generous open plan living space with a rear door accessing the rear garden. Additional to the ground floor is the modern kitchen from an opening to the sitting / dining area and a cloakroom accessed from the hallway. A turning staircase leads up to three bedrooms, one benefitting from a shower ensuite as the master bedroom and a separate family bathroom. The garden to the rear is spacious with wooden panel fencing surround and steps leading up to the garage which provides electricity and lighting. Tucked away at the end of the garden is a wooden shed providing electricity and insulated. Also to the side of the property is a further lawn area which could provide useful for outside storage. Built in 2015 this modern home is well presented and spacious with the additional benefits of double glazing throughout, gas central heating, modern appliances and a EPC score of a B rating.



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

Steps leading up to the front composite door leading to...

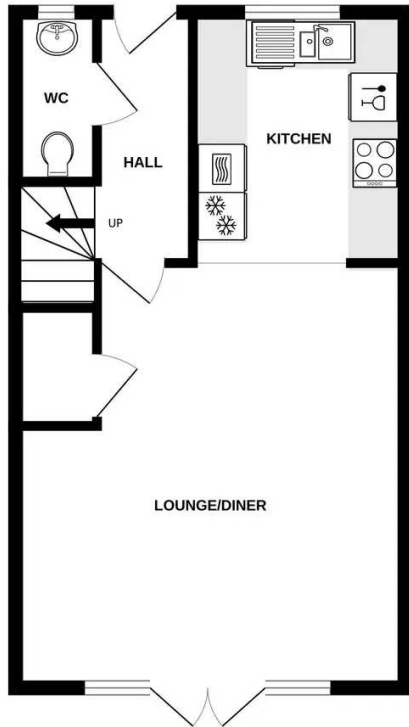
**KITCHEN/ DINING/SITTING ROOM 26' 1" x 15' 6" (7.95m x 4.72m)**

Very generous and open plan living with large double glazed windows and door facing the rear and providing a pleasant outlook to the garden. Wooden flooring, understairs cupboard, multimedia points and radiator. Open access to the modern kitchen...

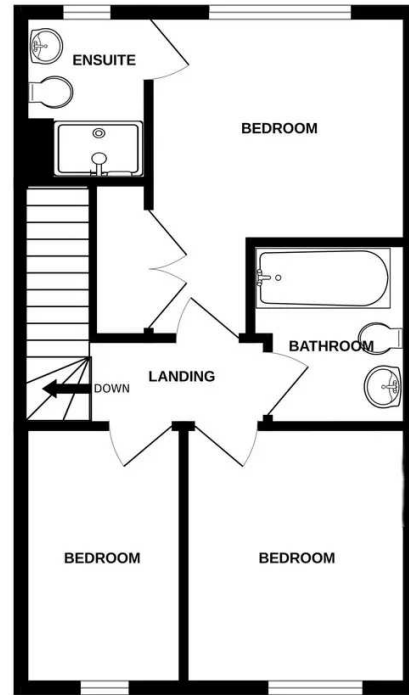
**KITCHEN 9' 5" x 8' 0" (2.87m x 2.44m)**

Stylish and modern with integrated appliances including a fridge/freezer, dishwasher, 'Hotpoint' washing machine, oven and four ring gas hob with 'Hotpoint' extractor fan over. One and a half bowl stainless steel sink, rolled top work top surfaces and tiled splashback. Tiled flooring. Cupboard housing the gas combination boiler. Double glazed window facing the front.

GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024.

## FIRST FLOOR

Turning staircase leading to the first floor.....

## LANDING

White panel doors providing access to the three bedrooms and family bathroom.

## BEDROOM ONE 12' 6" x 10' 4" (3.81m x 3.15m)

Large double glazed window to the front. Fitted wardrobes with double doors. Radiator.

## EN SUITE SHOWER ROOM 6' 8" x 5' 1" (2.03m x 1.55m)

Comprising shower cubicle with mains fixing over and fully tiled surround, WC and wash basin with mixer tap and shelves above. Tiled splashback. Obscure double glazed window to the front. Heated towel radiator.

## BEDROOM TWO 10' 7" x 8' 10" (3.23m x 2.69m)

Double size room with a large double glazed window to rear. Radiator.

## BEDROOM THREE 10' 6" x 6' 5" (3.20m x 1.96m)

A decent size single bedroom with space for office use and furniture. Double glazed window to the rear. Radiator.

## BATHROOM

Modern white three piece suite comprising bath with mains shower fixing over, fully tiled surround and glass shower screen, WC and wash basin with mixer tap and shelving above. Extractor fan. Tiled flooring. Heated towel radiator.

## AGENTS NOTE

Annual estate service charge has been paid up to 31st December 2024 and the charge runs from 01/01/2024 - 31/12/2024 which was £258.07 for 2024.