



6 Green Lane Close, Penryn

Guide Price £395,000 Freehold

Detached bungalow in sought-after location with views over Penryn town, countryside and river. 4 double bedrooms, spacious living room, level rear garden, garage and parking for 2 vehicles in tandem.

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VIDEO LINK: <https://media.guildproperty.co.uk/579405>

THE PROPERTY

Home to our vendors for almost 60 years, number 6 is nicely situated near the end of a no-through road. Very quiet and in an elevated position with far-reaching views that include water and countryside. Never been on the market since built, the property is perfectly liveable as is but the likelihood is the new owner may update and modernise to suit their needs. There are two bedrooms on the ground floor and two more on the first floor. A good-sized sitting room faces the front (and with a nice view) and to the rear is a very generously sized kitchen/diner/utility that leads out to the garden. Driveway parking leads to a garage and in the rear garden there is a large shed and greenhouse.

THE LOCATION

Green Lane Close, is a small residential cul de sac close to the excellent amenities of Penryn including a variety of shops, eateries, supermarket and schools for all ages including the University campus of Tremough. The property is conveniently located for both bus and rail links providing access to the nearby harbour town of Falmouth and Cathedral City of Truro.

- Detached bungalow
- Stunning view
- Cul de sac location
- 4 Bedrooms
- Kitchen & separate utility room
- Garage and driveway parking
- Garden

Council Tax band: C

EPC Energy Efficiency Rating: E

Services: Mains electricity, gas, water & drainage.



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

Approaching the property heading up the driveway and with a moment to take in the views of the Penryn River. Entering the property through a double glazed fronted door into the...

ENTRANCE HALLWAY

The hallway provides access to the two bedrooms, living room, kitchen/diner and shower room to the rear. A staircase rises from the hallway up to a large landing with two further bedrooms and WC. Power points and radiator.

LIVING ROOM

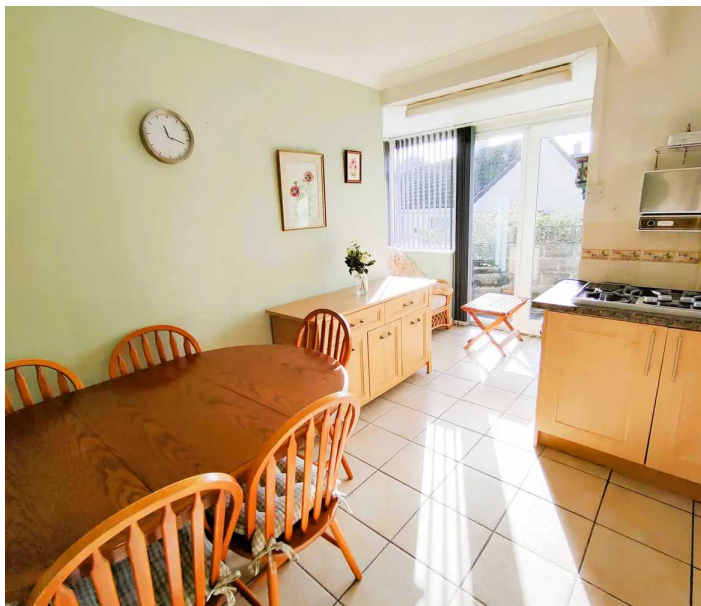
14' 9" x 11' 6" (4.50m x 3.51m)

Large UPVC double glazed picture frame window to the front aspect; taking in the views of Penryn River and towards Carrick Roads and the countryside beyond. Radiator, power points, TV point and gas fire with back boiler.

BEDROOM ONE

11' 10" x 10' 9" (3.61m x 3.28m)

Front aspect UPVC double glazed window with views to the water. Radiator, power points, large built in wardrobe on both sides and above the bed, inside there is lots of hanging and storage space.



KITCHEN/DINER

14' 8" x 11' 10" (4.47m x 3.61m) Reducing to 10'5". Fitted kitchen with wood effect doors to the base, drawers and eye level cabinets providing ample storage space. Roll top work surface with an inset round stainless steel sink with swan neck mixer tap, gas hob with extractor above, built in raised Belling oven and grill with space for a microwave. Power points, tv point and radiator. Side aspect UPVC double glazed window and alcove leading into a sun room.



SUN ROOM

With UPVC double glazed sliding door to the patio area and rear garden. A really useful room with windows providing lots of natural light.

UTILITY ROOM

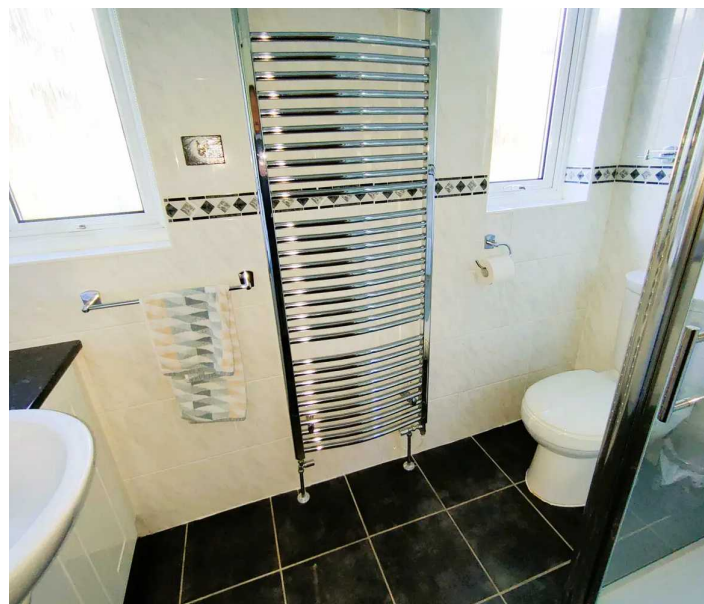
8' 3" x 6' 8" (2.51m x 2.03m)

Obscure UPVC door to rear garden. Space for white goods. Stainless steel sink with swan neck mixer tap.

SHOWER ROOM

8' 1" x 5' 5" (2.46m x 1.65m)

Obscure UPVC double glazed windows to the side aspect. Large shower cubicle with plumbed in shower. Push button WC. Hand wash basin in vanity unit. Chrome ladder style radiator.

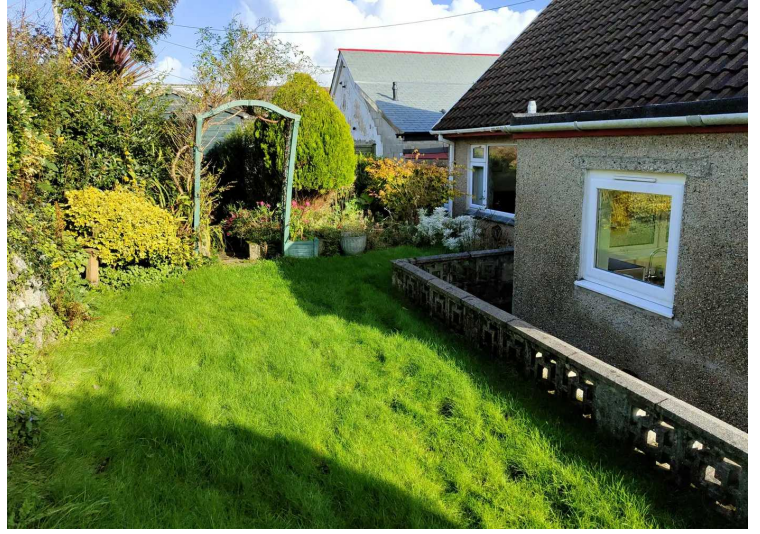


BEDROOM TWO/OFFICE

Large UPVC double glazed window to rear aspect. Radiator and power points.









FIRST FLOOR LANDING

Access to the eaves with large storage areas. Velux window.

BEDROOM THREE

10' 9" x 10' 4" (3.28m x 3.15m)

A generous room with side aspect UPVC double glazed window. Access to the eaves storage, radiator, power points.

BEDROOM FOUR

10' 5" x 7' 8" (3.18m x 2.34m)

UPVC window to the side. Access to the eaves storage, radiator, power points.

WC

Low level flush WC, hand wash basin, skylight providing lots of natural light.

GARDEN

FRONT

To the front there is a large terraced garden providing space to sit out and admire the view, lots of mature shrubs and bushes provides some privacy for the top terrace.

REAR

The rear garden is mainly laid to lawn with shrub and hedge borders to the rear, along with a shed and greenhouse.

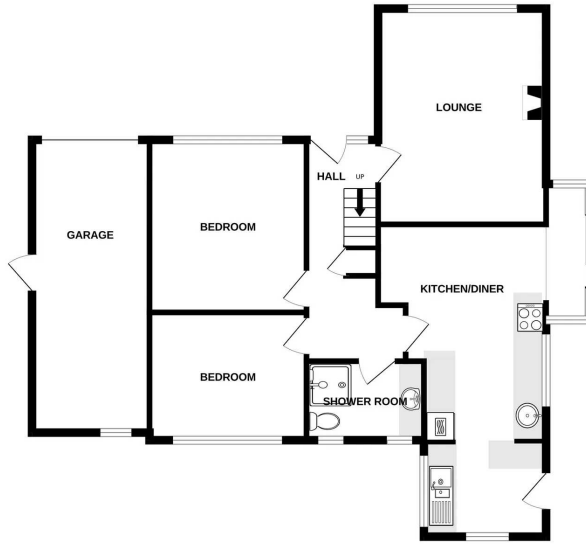
DRIVEWAY PARKING

The driveway has tandem parking for up to 2 vehicles and leads to the garage.

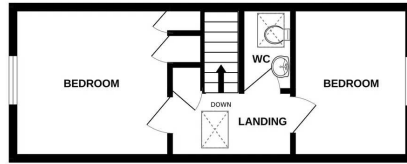
GARAGE

Single Garage with electric roller shutter door. Electrics and lighting.

GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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