



78 Kingsley Court, Fraddon, St. Columb, Cornwall, TR9 6PD

IMMACULATELY PRESENTED THREE-BEDROOM LINK-DETACHED FAMILY HOME IN A SOUGHT-AFTER DEVELOPMENT, FEATURING A SPACIOUS KITCHEN-DINER, SUNNY GARDEN, DRIVEWAY PARKING, AND EXCITING POTENTIAL TO EXTEND.

£265,000
Freehold

our ref: CNN10833

KEY FEATURES



3



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Energy rating (EPC) **D**

Council tax band: **C**

- LINK DETACHED
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- PLANNING GRANTED FOR GARAGE CONVERSION, UTILITY & BATHROOM EXTENSION
- GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES
- OWNED SOLAR PANELS WITH BATTERY
- GARDENS TO THREE SIDES
- CLOSE BY TO POPULAR RETAIL OUTLET KINGSLEY VILLAGE

SUMMARY

Kingsley Court is a modern and popular development of two- and three-bedroom houses, in the much sought after mid county village of Fraddon. The properties are in great demand to first time buyers, families and buy to let investors, with a great range of nearby amenities amongst the three villages of Fraddon, St Columb Road and Indian Queens, which includes a sought-after primary school and the recently opened Marks and Spencer at Kingsley Village. With its mid county position, good neighbouring transport links and easy access to larger towns, this a great location at an affordable price.

Kingsley Court is within a cul de sac position which also has a useful cut through to the Kingsley Village development!

Stepping into number 78, you are welcomed by a practical entrance porch and hallway—ideal for neatly storing coats and shoes before entering the main living space.

From the hallway, you are led into a spacious and inviting lounge, offering ample room for a variety of furniture arrangements. A large picture



window bathes the room in natural light, creating a bright and airy atmosphere. The lounge seamlessly connects to the kitchen-diner, which is thoughtfully designed with a range of classic shaker-style under and over-counter units, generous space for appliances, and a dedicated dining area. French doors at the rear open directly onto the garden, extending the living space outdoors.

Ascending to the first floor, the home comprises two well-proportioned double bedrooms, a comfortable single bedroom, and a modern family bathroom. The bathroom is fully tiled and features a sleek white suite, complete with a bathtub and overhead shower for convenience.

Externally, the property benefits from a generous garden wrapping around three sides, featuring a level lawn, a patio area perfect for outdoor seating, a handy storage shed, and direct access to the garage.

At the front, a private driveway and gravel parking area provide ample space for at least two vehicles.

Presented to a high standard throughout, the home boasts contemporary fixtures and fittings, as well as owned solar panels and battery system for energy efficiency. Additionally,

Additionally, the current owners have planning permission granted for a garage conversion, utility room & bathroom extension to greatly expand the ground floor footprint. The planning application number for this is: PA 24/0700.

Number 78 represents a fantastic opportunity to acquire a beautifully maintained and highly desirable home in a sought-after location—making it a standout choice in today's market.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: Mains Water, Electric & Drainage. LPG Gas.

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway parking x 2

Heating and hot water: LPG Combi Boiler for both

Accessibility: Level access to Front

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

10' 2" x 4' 1" (3.10m x 1.24m)

Living Room

15' 7" x 15' 4" (4.75m x 4.67m)

Kitchen/Diner

16' 2" x 8' 2" (4.92m x 2.49m)

Bedroom 1

11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom 2

9' 3" x 8' 8" (2.82m x 2.64m)

Bedroom 3

8' 4" x 6' 2" (2.54m x 1.88m)

Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)

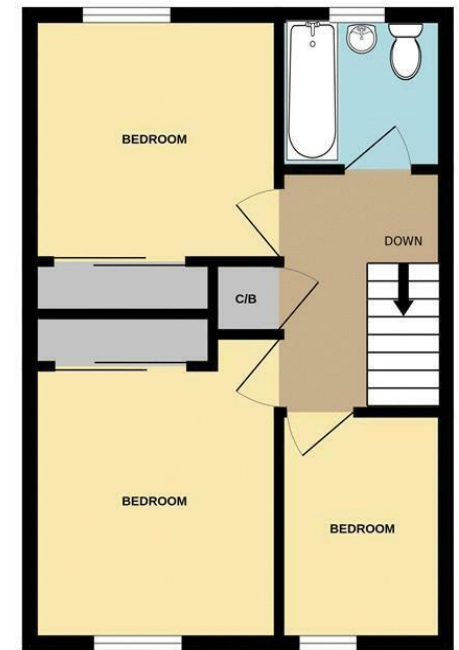
Garage

16' 2" x 8' 4" (4.92m x 2.54m)

GROUND FLOOR



1ST FLOOR



LIKE TO KNOW MORE?

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