



## 55 Kingsley Court, Fraddon, St. Columb, Cornwall, TR9 6PD

A GORGEOUS AND WELL PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME WITH GARAGE AND PARKING! CORNER PLOT POSITION WITH POTENTIAL FOR EXTENSION (SUBJECT TO CONSENTS). MAINS GAS CENTRAL HEATING!

£260,000  
Freehold

our ref: CNN10816



## KEY FEATURES



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- THREE-BEDROOM LINK-DETACHED HOUSE
- SPACIOUS LIVING ROOM WITH LAMINATE FLOORING



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- MODERN KITCHEN DINER WITH BREAKFAST BAR AND PATIO DOORS
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES PLUS SINGLE ROOM



1

- LARGE CORNER-PLOT GARDEN WITH PATIO AND DECKED AREA
- ATTACHED GARAGE WITH ELECTRIC DOOR AND UTILITY SPACE

Energy rating (EPC) **C**

Council tax band: **C**

- DRIVEWAY PARKING FOR TWO CARS
- HOME IN SOUGHT-AFTER FRADDON LOCATION

- EASY ACCESS TO A30, IDEAL FOR COMMUTERS AND FAMILIES

- CLOSE TO KINGSLEY VILLAGE SHOPS INCLUDING M&S AND BOOTS

## SUMMARY

Located in the heart of Fraddon, 55 Kingsley Court enjoys a convenient setting with easy access to local amenities, transport links, and scenic countryside surroundings. The property is situated close to Kingsley Village, where you'll find a range of shops, including M&S, Boots, and other popular retailers, making everyday shopping easy and convenient. The village is also well-connected, offering quick access to the A30, making it ideal for commuters while still retaining a peaceful, community-focused atmosphere.

This well-presented three-bedroom link-detached home is perfect for families or those looking for a spacious and versatile property. Upon entering, you are welcomed into a small entrance hallway that leads into the main living area. This generously sized space provides ample room for family-sized furniture and features laminate flooring, stairs to the first floor, and a door leading to the kitchen diner.

Stretching across the back of the property, the kitchen diner is a bright and functional space, complete with patio doors opening to the rear



garden and a side door leading to the garage area via steps. The modern kitchen is fitted with a stylish range of white wall and base units, an integrated electric oven with a hob and extractor hood, and space for a dishwasher and fridge freezer. There is also plenty of room for a family-sized dining table, along with a breakfast bar, making it a fantastic space for both everyday meals and entertaining.

Upstairs, a spacious landing provides access to three bedrooms, a storage cupboard, and loft access. Both double bedrooms benefit from built-in double wardrobes, while the third bedroom is a well-sized single. The family bathroom has been well maintained and features a panelled bath with an overhead shower, a low-level W/C, a vanity sink unit, and a heated towel rail.

Externally, the property boasts a large corner-plot garden, offering an exceptional amount of outdoor space rarely found in similar properties. The garden wraps around the side and rear of the house, providing a fantastic opportunity for further landscaping, extending the home (subject to planning), or simply enjoying as a spacious and private outdoor retreat. Currently, the garden is mainly laid to lawn, with a patio and decked area perfect for outdoor dining and relaxation. A pathway leads to the side gate, allowing easy access, while the size

and positioning of the garden make it ideal for families, gardeners, or those seeking a generous outdoor area with plenty of potential. There is also a useful timber shed for storage.

Additionally, the property benefits from an attached garage with an electric up-and-over door, space and plumbing for a washing machine, and a personal door leading to the rear garden. This is a fantastic opportunity to acquire a well-proportioned family home in a sought-after location. Viewings are highly recommended!

FIND ME USING WHAT3WORDS: dragonfly.glance.cornering



## ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

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

Parking: Garage & Driveway Parking x 2 Cars

Heating and hot water: Gas Central Heating for both

Accessibility: Steps to front door

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

## Living Room

15' 8" x 14' 8" (4.77m x 4.47m)

## Kitchen/Diner

15' 8" x 8' 8" (4.77m x 2.64m)

## First Floor Landing

## Bedroom 1

10' 9" x 9' 3" (3.27m x 2.82m)

## Bedroom 2

9' 4" x 8' 9" (2.84m x 2.66m)

## Bedroom 3

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

## Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

## Garage

16' 2" x 8' 6" (4.92m x 2.59m)



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TOTAL FLOOR AREA: 936sq.ft. (87.0 sq.m.) approx.  
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