



MAP estate agents
Putting your home on the map

Penrose Road
Falmouth

Penrose Road Falmouth

Falmouth Moor 0.5 miles | Gyllyngvase Beach 1.3 miles | Exeter University Campus, Penryn 3 miles | Truro 12 miles | Newquay Airport 32 miles | Plymouth 67 miles | Exeter M5 104 miles (Distances are approximate)

This house certainly has the wow factor, the current owners have updated it in their own eclectic style and the moment you step into the hallway you cannot help but be impressed!

There is a garage, driveway parking and an enclosed rear garden with a private patio.

Viewing is essential - why not take a look at our virtual tour?

Entrance porch | Kitchen/dining room | Lounge | Utility room | Three bedrooms | Bathroom | Attic room with en-suite shower room | Garage | Gardens | Driveway parking

£475,000 Freehold



Description

This 1930's semi-detached house is situated conveniently for the town and for walks in Kimberley Park. The property has a lounge with a feature fireplace and bespoke fitted shutters, a stunning and updated kitchen/diner with a range of two-tone cupboards with Corian worktop over, integrated 'Neff' double oven and warming drawer, island with seating and hob and space for a dining table and chairs with double doors opening to the garden. Off the kitchen is a useful utility with a door opening to the outside.

To the first floor are two double bedrooms and a single bedroom, both double bedrooms have integrated 'Sharps' wardrobes and the principal bedroom has bespoke fitted shutters. The bathroom has been updated and stairs rise to a useful attic room which has an en-suite shower room. From the 'Velux' window in this room there is an amazing outlook over the town towards Falmouth Bay and Pendennis Castle.

Location

The property is conveniently situated just a few minutes' walk from the town centre where there is a wide variety of pubs, cafes, restaurants and a multi-screen cinema.

Falmouth is a vibrant town with a lot to offer with a selection of art shops, galleries and Events

Square at the far end of the town hosts many events including the annual Sea Shanty Festival, Oyster Festival and Falmouth Week.

There are four beautiful beaches to choose from along the coastline that surrounds the town and all the opportunities the water offers to enjoy.

ACCOMMODATION COMPRISES

Glazed door opening to:-

ENTRANCE PORCH

Double glazed on three sides with coat and shoe storage. Feature tiled flooring. Part glazed entrance door opening to:-

HALLWAY

Feature tiled floor. Electrics cupboard. Radiator. Coat and shoe storage. Painted stairs with wood and metal balustrade leading to the first floor. Under stairs storage cupboard. Doors off to:-

LOUNGE 15' 0" x 11' 5" (4.57m x 3.48m) maximum measurements into alcoves, plus bay window

High ceilings picture rail and spotlights. Parquet flooring. Double glazed bay window and fitted bespoke shutters. Feature ornamental fireplace with tiled hearth and wooden mantel over. Shelving and wooden cupboard to the side.

KITCHEN/DINER 20' 8" x 11' 9" (6.29m x 3.58m) maximum measurements into alcoves

Range of two tone base and wall mounted solid wood cupboards with 'Corian' worktop and matching upstands incorporating a sunken 'Belfast' sink. Double glazed to the side elevation. Integrated dishwasher, recycling drawer. Feature island with built-in induction hob and downdraft extractor fan, 'Corian' worktop and space for seating with useful storage. Larder unit and built-in 'Neff' double oven with warming drawer. Space for dining table and chairs with contemporary pendant lighting over and double glazed double doors opening to the patio. Inset storage cupboards with raw edge 'Cornish Oak' shelving above. Archway through to:-

UTILITY 10' 5" x 4' 2" (3.17m x 1.27m)

Worktop with space and plumbing for washing machine and tumble dryer. Cupboard above and wall mounted gas combination boiler.



'Velux' window. Double glazed window and part glazed door opening to the garden.

FIRST FLOOR LANDING

Double glazed window. Ceiling spotlights. Loft hatch. Doors off to:-

BEDROOM ONE 14' 1" x 10' 9" (4.29m x 3.27m) maximum measurements into bay

Double glazed bay window with bespoke fitted shutters and enjoying views over the town. Picture rail. Ceiling spotlights. Two built-in 'Sharps' wardrobes and radiator.

BEDROOM TWO 11' 4" x 8' 11" (3.45m x 2.72m) plus alcove snug

Double glazed window and radiator. Built-in 'Sharps' wardrobe. Understairs corner snug with shelving and seating. Ceiling spotlights.

BEDROOM THREE 7' 9" x 7' 8" (2.36m x 2.34m)

Double glazed window. Radiator. Ceiling spotlights.

BATHROOM

Double glazed obscure window. Bath with feature 'Ca'Pietra' tiles, brushed brass feature shower with additional rain head, side shower screen, low level WC and large pedestal wash hand basin with feature tiled splashback and brushed brass mixer tap. Heated towel rail. Hexagonal tiled floor. Floor mounted storage cupboard.

ATTIC ROOM 15' 8" x 6' 8" (4.77m x 2.03m) some restricted headroom

Stairs set behind the door on the landing lead up to the attic. Three sliding door inset storage cupboard and further eaves storage. 'Velux' window enjoying views over the town and towards Pendennis Castle and Falmouth Bay. Folding door to:-

EN-SUITE SHOWER ROOM some restricted headroom

Vanity wash hand basin, shower cubicle with electric shower and low level WC. Eaves storage. Tiled flooring and tiled walls. Ceiling spotlights.

OUTSIDE FRONT

A stone wall surrounds the garden from the road with a granite pillar. A driveway leads up the side of the property towards the garage and there is a pedestrian gate to the rear. The front garden is raised with a lawn, palm tree and mature borders. Immediately in front of the house is a terrace and steps lead up to the front door.

REAR GARDEN

Accessed via the dining room and the utility room. Immediately to the rear of the property is a paved patio with steps leading up to a raised lawn with a feature palm in the top corner. Steps continue up at the side of the lawn and lead to a private patio at the rear of the garage. Pedestrian gate to side opens to the driveway. The garden is enclosed with fencing to either side with a wall and fencing to the rear. Double glazed doors open to the:-

GARAGE 16' 10" x 9' 2" (5.13m x 2.79m)

Up and over door. Electric connected.

SERVICES

Mains water, mains drainage, mains gas and mains electric.

AGENT'S NOTE

A Muncie Block test was carried out in 2019. The report gave a satisfactory A3 classification, making it suitable for mortgage purposes. A copy of the report is available to view at our office. The Council Tax band for the property is band 'B'.

DIRECTIONS

From Dracaena Avenue heading towards Falmouth and after passing the 24 hour Esso garage on the right, turn left at the traffic lights down towards Kimberley Park. Turn left into Park Rise and take first right into Penrose Road. The property is along on left hand side. If using What3words:- leads.turns.spentroad





MAP's

Top reasons to view this home

- Stunning semi-detached 1930's house
- Three bedrooms plus attic room
- Beautifully presented with an eclectic style
- Top of the range kitchen with feature island
- Lounge with focal fireplace and bespoke wooden shutters
- Kitchen/diner plus utility
- Double bedrooms with 'Sharp' fitted wardrobes
- Updated bathroom and shower room off attic
- Attic room with two 'Velux' windows enjoying views
- Garage, driveway and enclosed rear garden

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Ground Floor Building 1



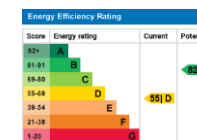
Floor 1 Building 1

Approximate total area⁽¹⁾

1330.2 ft²
123.58 m²

Reduced headroom

72.23 ft²
6.71 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2 Building 1



Ground Floor Building 2

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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