

£385,000 Freehold



25 College Green, Penryn, Cornwall TR10
8FL



PROPERTY DESCRIPTION

A very spacious and well presented modern three bedroom modern town house which is located within a quiet and select quiet cul-de-sac, in this sought-after area of Penryn. The light and bright accommodation is laid out over three floors with the generous dual aspect open plan living space being flooded with natural light. The positioning of the open plan living space allows for lovely views over College Green which sits directly opposite the property to the front, whilst to the rear French doors provide direct access out to the South facing rear garden.

The ground floor provides a spacious entrance hallway, utility room and cloakroom/WC. The entrance hallway also provides access to the larger than average integral garage. Once upon the first floor you are greeted by a generous hallway that features glazed oak framed double doors, these opening through to the aforementioned open plan living space. This stunning dual aspect space incorporates the main living space that overlooks College Green, dining area that opens to the rear garden and a contemporary modern kitchen with fitted appliances. The second floor provides three bedrooms, two of these being generous double bedrooms and the modern family bathroom. The property also benefits from an enclosed South facing garden that features a lower paved terrace, this being the ideal spot for dining during an afternoon and evening, there is also a slightly elevated and enclosed lawned area of garden. The property also has the benefit of parking to the front of the integral garage and an additional second parking space to the rear of the garden, there are also ample visitors spaces within the development.

The select development of College Green is less than half a mile from Penryn's main street and shopping facilities, with the nearby walks at College reservoir just a few minutes walk. Penryn Quay and Commercial Road now provide a number of restaurants and cafes these including 'Muddy Beach' Cafe which is just just a few minutes' walk away as is the waterfront and Penryn River. The Penryn university campus at Tremough and Penryn's highly regarded primary and secondary schools are both within a mile of the development.

A viewing is very highly advised.

FEATURES

- Immaculate Modern Home
- Stunning Dual Aspect Living Space
- Living Space Opening To South Facing Garden
- Kitchen With Fitted Appliances
- Three Bedrooms
- Integral Garage And Parking
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, part turn stairs ascending to the first floor hallway with painted balustrade and oak handrail, oak effect flooring throughout, telephone point, radiator, door opening to the utility room and additional door through to the integral garage.

Utility Room

2.06m x 1.93m (6' 9" x 6' 4") Oak effect door from the entrance hallway, fitted floor unit with woodblock working surfaces over with matching upstands, inset stainless steel sink and drainer unit with mixer tap over, space for washing machine, space for a tumble dryer, oak effect flooring, radiator, extractor fan, door through to the ground floor cloakroom.

Ground Floor Cloakroom/W.C

Oak effect door from the utility room. The cloakroom comprises a modern white suite of a pedestal wash hand basin, low level w.c, radiator, extractor fan, oak effect flooring.

First Floor Hallway

A spacious first floor hallway, part turn stairs that ascend to the second floor with painted balustrade and oak handrail, part glazed double oak framed doors that provide access through to the open plan living space.

Open Plan Living Space

7.24m x 5.23m (23' 9" x 17' 2") A generous dual aspect room that incorporates the living area, a large dining space that opens to the rear garden and a well appointed modern kitchen with fitted appliances.

Living And Dining Area: A fantastic open living dual aspect area that benefits from a Juliette balcony and additional window to the front, these both providing views out over College Green opposite and across towards Penryn, double glazed French doors to the rear that open out to the South facing terrace and enclosed rear gardens, oak effect flooring throughout tv point, two radiators, open access through to the modern fitted kitchen.

Kitchen Area

Fitted with a contemporary range of cream units with wood block effect working surfaces over and matching upstands, fitted stainless steel oven with gas hob over, stainless steel splash back with stainless steel cooker hood above, integrated fridge freezer, inset stainless steel sink and drainer unit with mixer tap over, ceiling spotlights, wall mounted gas boiler set within matching wall unit, double glazed window overlooking the rear garden.

Landing

Part turn stairs from the first floor hallway, painted balustrade with oak handrail, access to loft space, oak effect doors leading off to the bedrooms and bathroom.

Bedroom One

3.76m x 3.10m (12' 4" x 10' 2") A spacious double bedroom that is set to the front of the property. Oak effect door from the landing, double glazed window to the front that enjoys views out over College Green to the surrounding area, radiator.

Bedroom Two

3.40m x 3.05m (11' 2" x 10' 0") A second spacious double bedroom, this time being set to the rear of the property. Oak effect door from the landing, double glazed window to

the rear overlooking the South facing garden, radiator.

Bedroom Three

2.18m x 2.06m (7' 2" x 6' 9") A generous third single bedroom that is set to the rear of the property. Oak effect door from the landing, double glazed window to the rear overlooking the garden, radiator.

Bathroom

Contemporary modern suite comprising a panel bath with tiled surrounds, chrome mixer shower over with glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds, low level w.c, radiator, extractor fan, oak effect flooring, double glazed window to the front.

Integral Garage

6.73m x 2.84m (22' 1" x 9' 4") A generous single integral garage that can be accessed from the entrance hallway, power and light, up and over door to the front.

Parking

The property benefits from driveway parking to the front of the garage, there is also an additional parking space that is situated to the rear of the property. The development also provides additional residents parking spaces within the cul de sac.

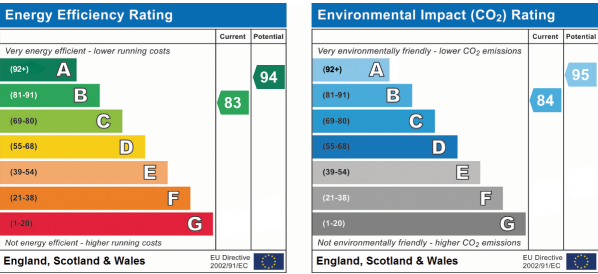
Gardens

The sunny South facing rear garden is fully enclosed and provides a good degree of privacy. The garden has been designed with ease of maintenance and provides a delightful paved terrace patio, this being an ideal space to spill out of the dining area and enjoy barbecues and al fresco dining. An attractive gabion basket granite wall with fencing over encloses the patio area, from the upper lawned area of garden. At the side of this terrace there are steps to one side leading up to a sizeable area of lawned garden. The rear pathway provides further access out to the rear parking areas where you will find the additional parking space belonging to the property.

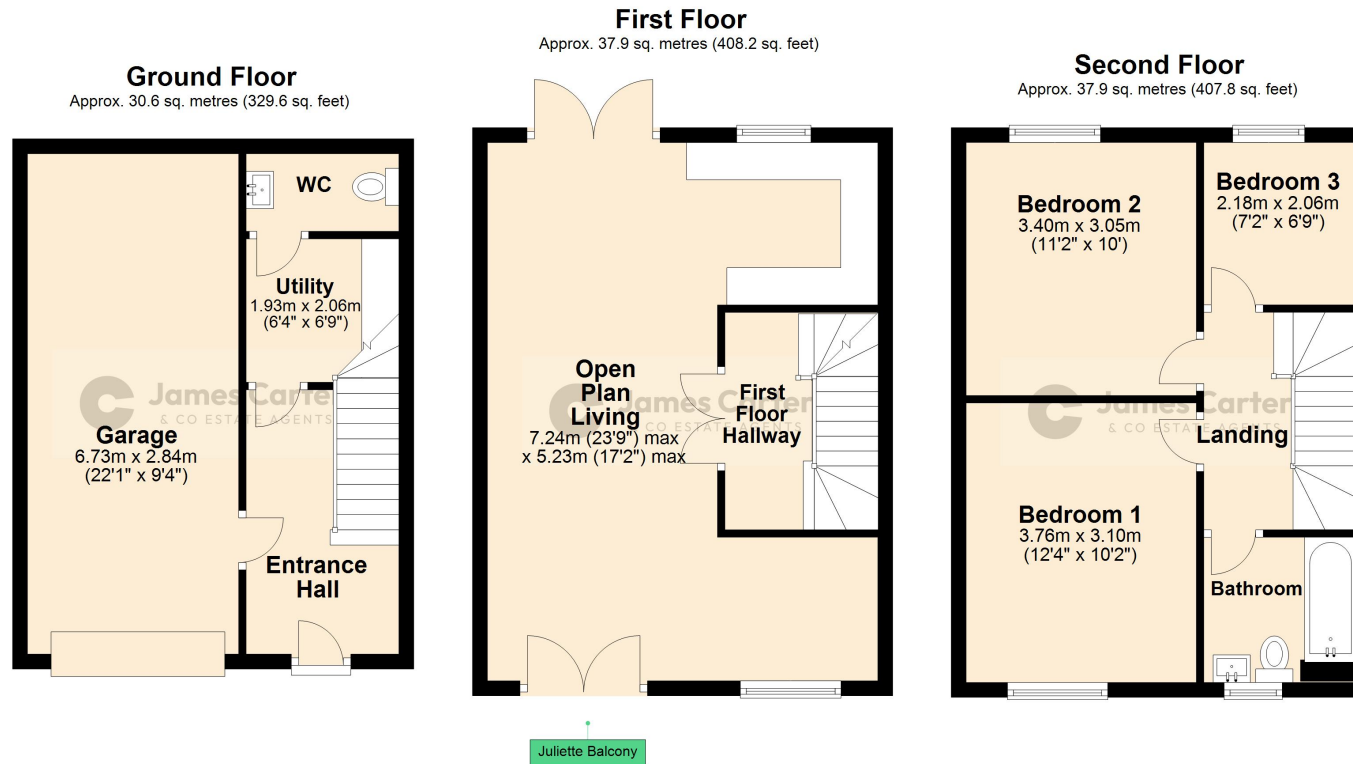
Additional Information

Tenure - Freehold.

As is common on most modern developments there is a communal development charge, this we have been informed is currently £419.28 per annum. Services - Mains Gas, Electricity, Water And Drainage. Council Tax- Band C Cornwall Council.



FLOORPLAN



Total area: approx. 106.4 sq. metres (1145.7 sq. feet)

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