





# 66 Kingston Way

Mabe Burnthouse, Penryn

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A modern, three bedroomed semi detached home
- Conservatory/Sun Room
- Lounge
- Kitchen with integrated appliances
- Family Bathroom, En Suite shower room plus GF Separate WC
- Gas central heating and double glazing
- Convenient location for the University Campus
- Former Taylor Wimpey Showhouse
- Allocated Parking for Two Vehicles







### **Entrance Hall**

With tiled floor, radiator, tel point, thermostatic controls for the central heating, stairs to the first floor with a door to the understairs storage cupboard (with alarm control panel - untested). Doors to Lounge, ground floor WC, and

### **Kitchen/Dining Room**

11' 3" x 8' 5" (3.44m x 2.57m)

Modern kitchen fitted with a range of high gloss fronted units with polished stone surfaces, with an integral drainer and a one and a half bowl sink recesses, mixer taps over, base units incorporating a Zanussi dishwasher, a Zanussi washing machine and a tall fridge/freezer unit, Zanussi double oven and Lamona four ring gas hob over, Cooker hood. Eye level units with undercounter lighting and one concealing the Ideal Combination gas boiler. Double glazed window to the front, tiled flooring and glazed door from lounge. Radiator and down lighting.

### **Ground Floor WC**

6' 2" x 3' 4" (1.88m x 1.01m)

With half tiled walls, large feature mirror behind the pedestal wash handbasin and there is a low level wc. Downlighting and tiled flooring. Radiator and extractor fan.



### **Lounge**

15' 7" x 12' 3" (4.75m x 3.73m)

With double glazed uPVC doors that open to the conservatory, there is a radiator and central lighting plus additional downlighting. Central heating thermostatic control.

### **Conservatory**

8' 11" x 7' 7" (2.73m x 2.31m)

With lighting and tiled flooring. Double doors onto the rear gardens.



### **Landing**

With loft access point, wall mounted feature mirror, access to all bedrooms and to;

### **Bathroom**

6' 8" x 5' 7" (2.02m x 1.69m)

This is a well equipped modern room, with fully tiled walls, one with a large fitted mirror, modern panelled bath with a mixer shower attachment, pedestal wash handbasin, and a low level wc. Double glazed window, chrome heated towel rail, downlight and extractor fan.

### **Bedroom 1**

9' 10" x 9' 6" (2.99m x 2.89m)

With double glazed window looking out to the front of the property. There is central lighting and additional pendant lighting plus down lights. Radiator and doorway to the en-suite shower room.

### **En Suite Shower Room**

5' 9" x 5' 6" (1.74m x 1.67m)

With tiled walls, low level wc, pedestal wash handbasin, wall mounted mirror, downlighting, Chrome surround shower cubicle and electric wall mounted shower.

### **Bedroom 2**

10' 10" x 8' 8" (3.30m x 2.65m)

With a double glazed window to the rear, radiator, downlighting plus a central pendent, fitted frame wardrobe with sliding mirror doors.

### **Bedroom 3**

12' 4" x 6' 8" (3.76m x 2.03m)

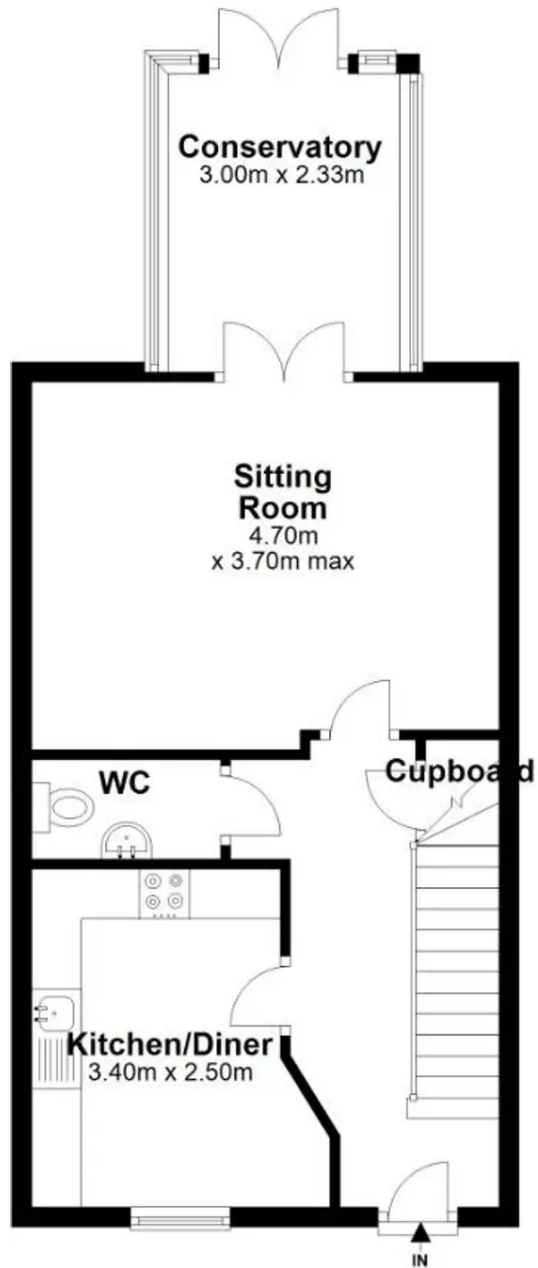
With a double glazed window to the rear, downlighting. Radiator.





## Ground Floor

Approx. 46.4 sq. metres



## First Floor

Approx. 39.1 sq. metres



Total area: approx. 85.5 sq. metres

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.  
Plan produced using PlanUp.