



6 Chandler Park, Penryn, TR10 9FL

Guide Price £425,000

Located on the outer fringes of Penryn; a superbly maintained modern home built in circa 2018 by Messrs Pierce Fine Homes with high quality fixtures and fittings internally, offering 3 bedroom accommodation with principal en-suite, featuring zoned controlled under floor heating throughout the ground floor, semi-open plan kitchen/dining/living room, a beautifully landscaped and level, lawned rear garden, single garage and driveway parking for up to 2 vehicles.

Key Features

- Detached modern home
- Contemporary kitchen with high quality Bosch appliances
- Zone-controlled underfloor heating
- Single garage with driveway parking for 2 vehicles
- 3 bedrooms, principal en-suite shower room
- Beautifully landscaped and enclosed rear garden
- Walkable to Penryn town centre
- EPC rating B



THE ACCOMMODATION COMPRISES

From the brick pavia driveway, a mellow stone garden path leads to a covered entranceway with exterior courtesy light. Part obscure glazed uPVC front entrance door leading into the:-

ENTRANCE HALLWAY

Inset matting, contemporary oak doors to kitchen/diner and living room, together with turning staircase rising to first floor level. Engineered oak flooring with underfloor heating and wall-mounted Therm zone control heating thermostat. Contemporary ceiling lights, door to the:-

WC

Continuation of engineered oak flooring with underfloor heating: low flush WC, wall mounted wash hand basin, contemporary tiling. uPVC casement window to side elevation, inset downlights, extractor fan.

KITCHEN/DINER

Incredibly stylish and well appointed with an array of high quality gloss-effect units set both above and below a quartz worksurface. Integral appliances by Bosch, including electric oven with grill feature, four ring gas hob with quartz splashback and stainless steel extractor, built-in fridge freezer, together with built-in washing machine and dishwasher. Inset one and a half bowl stainless steel sink. Tiled flooring with underfloor heating, wall-mounted heating thermostats, inset downlights, broad UPVC double glazed window to front elevation. Space for dining table. Double opening leading into the:-

LIVING ROOM

Spanning the full width of the property, with clear glazed uPVC French doors to the rear elevation and accompanying casement window. Once again, with zoned underfloor heating throughout, contemporary ceiling lights and corner cupboard housing coat hooks, underfloor heating manifold. Wall-mounted underfloor heating thermostat, TV aerial point, telephone point.

FIRST FLOOR

A turning staircase with oak handrail leads to the:-

LANDING

Part galleried to stairwell below, with contemporary oak doors leading to all rooms. Main wall-mounted heating thermostat for first floor. Airing cupboard with wooden slatted shelving.

PRINCIPAL BEDROOM

A double room with casement window to rear elevation, providing an elevated outlook over the well landscaped rear garden and treelined backdrop beyond. Radiator, TV aerial point, ceiling light. Contemporary oak door leading into the:-

EN-SUITE SHOWER ROOM

Once again, stylishly appointed with modern grey tiling throughout, seen to the floor, mid-point to walls, and throughout the oversized shower cubicle. A white suite comprising low flush WC, wall-mounted wash hand basin with mirror over, together with shower cubicle with clear glazed door, inset controls and mains powered shower. Inset downlights, extractor fan, shaver socket. Tall heated towel rail.

BEDROOM TWO

Situated to the front of the property, another double room with uPVC casement windows to front elevation, providing a far reaching outlook over towards the rooftops of Penryn town. Radiator, TV aerial point, ceiling light.

BEDROOM THREE

A nicely sized single room with casement uPVC window to rear elevation, providing an elevated outlook over the well landscaped rear garden and treelined backdrop beyond. Radiator, loft hatch, ceiling light.

MAIN BATHROOM

A modern main suite comprising low flush WC, wall mounted vanity unit with drawer unit and inset sink, panel bath with glazed shower screen and mains powered shower with contemporary tiling throughout. Tiling to floor and half height on the walls. Obscure glazed window to the front elevation, inset downlights, extractor fan. Tall heated towel rail.

THE EXTERIOR

LANDSCAPED REAR GARDEN

Beautifully maintained, almost level and enclosed to three sides with panel fencing. An initial area of mellow stone patio provides a lovely sitting out space with a small step rising to a lawned garden with retaining wall to the rear with raised panted borders featuring mature shrubbery and palms. Exterior courtesy light, pathway leading to side access and enclosed by a timber garden gate. Part glazed uPVC rear entrance door opening into the:-

GARAGE

Providing space enough for a sizable vehicle, if required: wall mounted shelving, Megaflo hot water cistern to the rear, together with ideal Logic wall mounted boiler. Power and strip lighting. Providing potential within the pitched roof space for further storage, if required. Up-and-over door.

FRONT DRIVEWAY

A brick pavia driveway provides space enough for two vehicles in tandem. Small and well maintained area of lawn set adjacent, with mellow stone garden path leading to covered entranceway.

GENERAL INFORMATION

SERVICES

Mains water, gas, drainage and electricity are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating. Underfloor zone controlled heating throughout the ground floor, with radiators to all first floor rooms.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

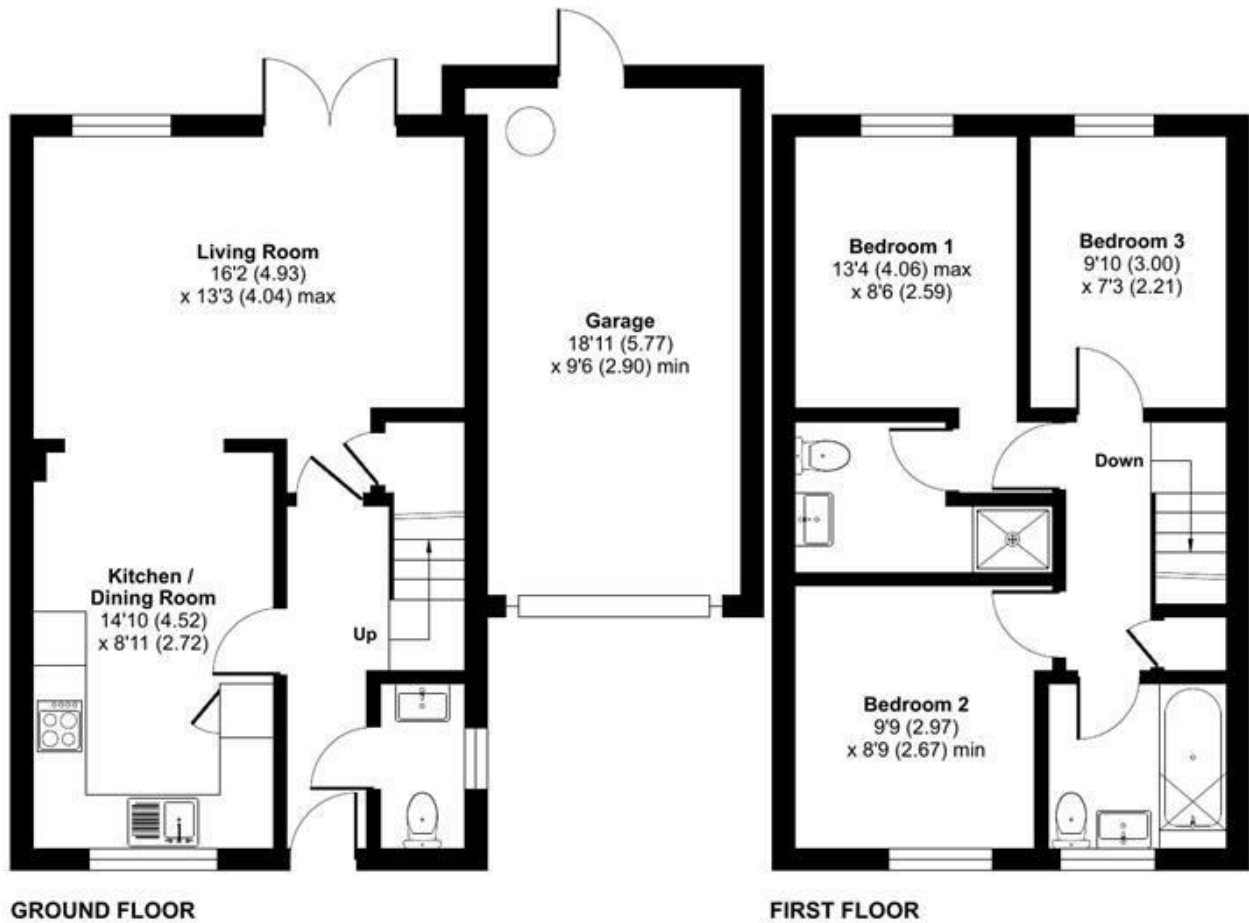
Chandler Park, Penryn, TR10

Approximate Area = 862 sq ft / 80 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1043 sq ft / 96.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Laskowski & Company. REF: 1063467