



## 32 Old Well Gardens, Penryn, TR10 9LF

Guide Price £425,000

A thoroughly well presented and superbly maintained, detached, 5 bedroom house located within Old Well Gardens, a highly regarded residential area on the immediate outskirts of Penryn town, providing substantial accommodation, including two en-suite bedrooms to both the ground floor and first floor respectively, modern fitted kitchen, separate dining room giving access onto the low maintenance rear garden with raised patio and convenient driveway parking. To be sold with the added benefit of no onward chain.

### Key Features

- 5 bedroom detached house with study
- 3 bath/shower rooms (2 en-suite)
- Low maintenance rear garden with raised patio
- Driveway parking
- Superbly maintained internally and externally
- Superbly located for Penryn town and outlying villages
- Ready for immediate occupation with no onward chain
- EPC rating D



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the mellow stone driveway, a part covered entranceway with exterior courtesy light, provides access to a part obscure glazed uPVC front entrance door, leading into the:-

### ENTRANCE HALLWAY

Oak door leading to the WC, stairs rising to the first floor. Radiator, telephone point, coat hooks, decorative corning. Clear glazed multi-pane casement door leading into the living/dining room. Wood-effect flooring.

### WC

Comprising low flush WC, built-in counter top with sink and mixer tap with cupboard space beneath. Obscure glazed window to front elevation with tiled sill. Pattern-effect flooring, tiled splashback.

### LIVING ROOM

A particularly spacious, double aspect room. Bay window to the front elevation with deep display sill, central fireplace with gas fire and polished stone hearth, surround, and decorative hardwood mantel. Clear glazed casement window to the side elevation. Two radiators, wall lights, two sets of ceiling spotlights. TV aerial point.

### KITCHEN

Continuation of wood-effect flooring from the entrance hallway, glass door leading to dining room, door providing access to under stair storage cupboard. A modern fitted kitchen with neutral coloured handle-less units set above and below a roll top worksurface, together with modern tiled splashback and stainless steel sink with drainer and mixer tap. Integral appliances to include Neff five ring gas hob with stainless steel extractor and Neff electric double oven with grill feature. Space for dishwasher, together with freestanding fridge/freezer. Inset downlights, uPVC casement window to rear elevation offering a pleasing outlook over the low maintenance rear garden. Multi-pane door leading into the:-

### UTILITY

A generously sized room with built-in beech wood-effect units set above and below a roll top worksurface, space and plumbing for washing machine, neutral tiled splashback. Further space for American-style fridge/freezer. Continuation of wood-effect flooring, part-clear glazed rear entrance door giving access to the garden, with clear glazed uPVC window. Radiator, ceiling spotlights. Door leading into:-

### BEDROOM TWO

Formerly the garage and now converted to a deep double bedroom with en-suite shower room. Broad uPVC glazed window to the front elevation, radiator, concealed electrical consumer unit and electric meter. Ceiling spotlights, loft hatch to roof pitch. Replacement oak door leading into the:-

### EN-SUITE SHOWER ROOM

Corner shower cubicle with clear glazed shower door and Bristan electric shower, vanity unit with wash hand basin and mixer tap, tiled splashback, cupboard space under. Extractor fan, ceiling light, wood-effect flooring.

### DINING ROOM

Situated adjacent to the kitchen; particularly bright in nature with clear glazed doors to the rear elevation, together with

matching side panel allowing access onto the rear garden. Decorative ceiling rose and corning. Radiator.

## FIRST FLOOR

Stairs from the hallway rise to the:-

### FIRST FLOOR LANDING

Part-galleried to the stairwell, uPVC casement window to the side elevation, loft hatch, ceiling spotlights. Oak doors to all rooms. Airing cupboard housing Tempest unvented hot water system, wall mounted master heating and hot water thermostat, and slatted shelving.

### BEDROOM ONE

A superbly proportioned double bedroom with full width shaker-style sliding built-in wardrobes. TV aerial point, broad uPVC double glazed window to the front elevation, together with distant views over the outskirts of Penryn town. Radiator, ceiling light, panelled door leading into the:-

### EN-SUITE SHOWER ROOM

Comprehensive vanity unit with inset sink and mixer tap, low flush WC, corner shower with curved sliding shower doors, tiled interior and shower. Patterned flooring, radiator, tiled walls, uPVC casement window to the side elevation.

### BEDROOM THREE

Located to the rear of the property and yet again, another double room. Broad uPVC double glazed window to rear elevation, TV aerial point, cupboard with hanging rail and shelf. Radiator.

### BEDROOM FOUR

Quite possibly a double room, yet utilised as a large single, with deep recess to one side, uPVC double glazed window to the rear elevation, and radiator.

### MAIN BATHROOM

A white three piece suite comprising pedestal wash hand basin with mixer tap, low flush WC and panelled bath with shower screen, mixer tap and shower attachment, wash hand basin, bath/shower. Heated towel rail, strip lighting with shaver socket, extractor fan, ceiling light.

### STUDY/BEDROOM FIVE

An ideal room for those wishing for an alternative bedroom or home office. uPVC casement window to the front elevation, radiator.

## THE EXTERIOR

### DRIVEWAY AND FRONTAGE

A paved driveway provides space enough for one vehicle, with paving continuing along the front and along to one side, where the gas meter can be found. A low lying dry stone wall retains a low maintenance frontage, stocked with bushes and shrubs. Steps descend to a side pathway, laid with stone shingle and bordered by a feather edged fence, leading to a small number of steps, rising to the:-

### REAR GARDEN

Low maintenance in nature and easterly facing, providing much sunlight throughout the day. An upper level laid with paving stones provides an ideal area for sitting out space, pot plants and garden furniture. Stocked with established bushes and shrubs to the boundaries with garden pathway set centrally, leading into a lower level enclosed with timber fencing and laid to stone shingle. Allowing for a degree of privacy. Outside water tap and electric point.

## **GENERAL INFORMATION**

### **SERVICES**

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

### **COUNCIL TAX**

Band E - Cornwall Council.

### **TENURE**

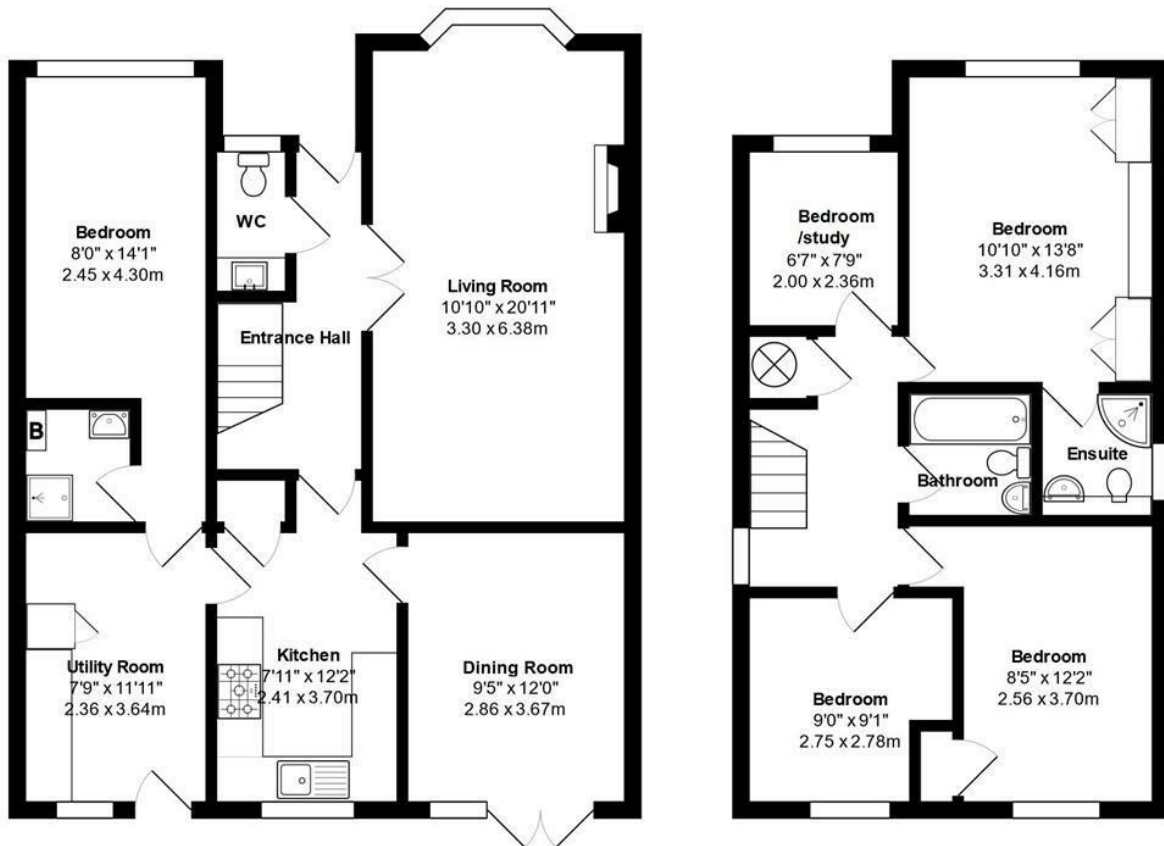
Freehold.

### **VIEWING**

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



# Floor Plan



**Ground Floor**  
Approx Area: 834 ft<sup>2</sup> ... 77.5 m<sup>2</sup>

**First Floor**  
Approx Area: 576 ft<sup>2</sup> ... 53.5 m<sup>2</sup>



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Total Area: 1410 ft<sup>2</sup> ... 131.0 m<sup>2</sup>

All measurements are approximate and for display purposes only