



24 Vinery Meadow, Penryn, TR10 8FJ

Guide Price £325,000

A modern 3 bedroom terraced house, built in 2022 and occupying an elevated position at the top of this small development on the edge of Penryn, enjoying far-reaching views over the town and countryside beyond. With several upgrades specified from new, the accommodation comprises: entrance hallway, ground floor cloakroom, large open-plan living space incorporating a modern fitted kitchen and with French doors onto the rear garden. On the first floor are 3 bedrooms and a family bathroom. The sunny south-facing rear garden provides a paved courtyard with steps up to a lawn and patio, ideal for entertaining. The property is warmed by gas central heating with the benefit of solar panels.

Key Features

- Modern 3 bedroom family home built in 2022
- Enclosed south-facing rear garden
- Gas central heating and solar panels
- Within walking distance of Penryn town centre
- Elevated position on the edge of Penryn
- Under-floor heating on the ground floor
- 2 large allocated parking spaces
- EPC rating B



LOCATION

Vinery Meadow is located on the edge of Penryn, off Truro Hill, and within a few minutes' walk of the towns many amenities. Falmouth is just over two miles away, with easy access to Truro, just nine miles distant. Penryn Quay is a half mile stroll down the road, with popular Muddy Beach Café and Bailey's Country Store Farm Shop.

THE ACCOMMODATION COMPRISES

Timber pedestrian gate and path leading up the front garden to a paved patio with composite obscured double glazed front door to:-

ENTRANCE HALLWAY

Glazed timber door to open-plan living space, recessed ceiling spotlight, engineered oak flooring with under-floor heating.

GROUND FLOOR WC/UTILITY ROOM

Dual flush WC, pedestal wash hand basin with mixer tap. Space and plumbing for washing machine. Wall mounted consumer unit, wall mounted Baxi gas boiler providing domestic hot water and central heating. Extractor fan, recessed spotlight, engineered oak flooring with under-floor heating.

OPEN-PLAN LIVING SPACE

A large light and bright dual aspect open-plan living space, incorporating a lounge area with space for a dining table and open to a fitted kitchen.

LIVING AREA

Stairs rising to the first floor with under-stair storage cupboard. Double glazed French doors open onto a paved patio. Engineered oak flooring with under-floor heating, recessed spotlights, central pendant lighting. TV aerial socket, telephone point. Wall mounted thermostat.

KITCHEN AREA

Upgraded kitchen comprising a range of coloured eye and waist level units, incorporating a built-in fridge/freezer, built-in dishwasher and built-in microwave oven. Marble-effect stone worktop with built-in induction hob and electric fan assisted oven under with stainless steel extractor fan over. Ceramic butler-style sink with swan-neck mixer tap. Part tiled walls, obscured double glazed window to front aspect overlooking the garden. Recessed ceiling spotlights, engineered oak flooring with under-floor heating.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Loft hatch, sun tube providing additional natural light. Wall mounted central heating thermostat.

BEDROOM ONE

A generous double bedroom with double glazed French doors and Juliet balcony overlooking the rear courtyard and lawned garden. Engineered oak flooring, radiator, recessed ceiling spotlights.

BEDROOM TWO

A good size second double bedroom with double glazed window to front aspect overlooking the garden and

far-reaching views over Penryn to countryside in the distance. Engineered oak flooring, recessed ceiling spotlights, radiator.

BEDROOM THREE

Double glazed window to rear aspect overlooking the garden. Recessed ceiling spotlights, radiator.

FAMILY BATHROOM

Contemporary-style family bathroom with white suite comprising a panelled bath with a central mixer tap and boiler-fed twin head shower over, glass shower screen, fully tiled surround. Vanity unit housing wash hand basin with mixer tap, concealed cistern dual flush WC. Further tiling to walls, tiled flooring, extractor fan, recessed ceiling spotlights. Ladder-style radiator/heated towel rail. Obscured double glazed window to front aspect.

THE EXTERIOR

FRONT

A pedestrian gate gives access to a paved pathway, with steps leading up to the front door and to a south-facing patio with space for a table and chairs. The front garden is laid to lawn enclosed by fencing and planted with a number of mature shrubs and central olive tree. There is outside wall mounted lighting, cold water tap and outside electric point.

PARKING

The property offers two large parking bays, solely for the use of Number 24.

REAR

Paved courtyard, accessed from the open-plan living space. This enclosed courtyard area of garden includes a modern timber storage shed with outside tap and wall mounted lighting. Steps lead up to the main area of garden, with further paved patio ideal for a large table and chairs and outside entertaining. Beyond the patio is an area of lawned garden, fully enclosed by fencing and planted with a number of mature shrubs.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

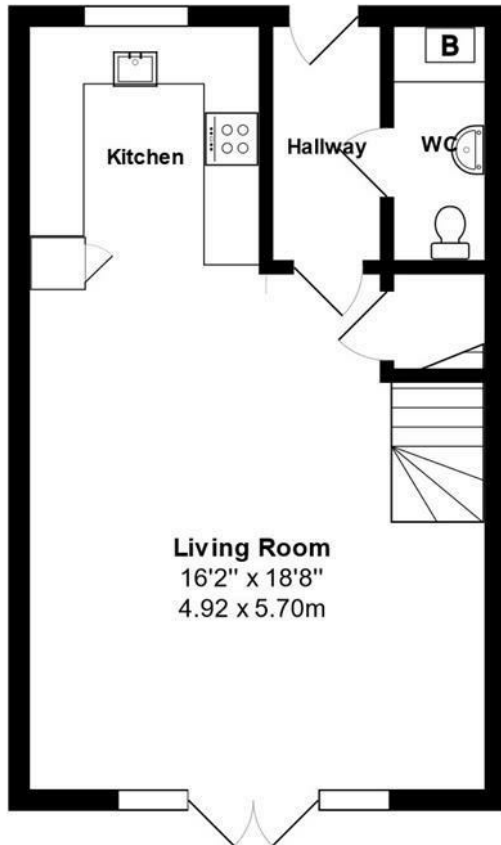
Freehold.

VIEWING

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

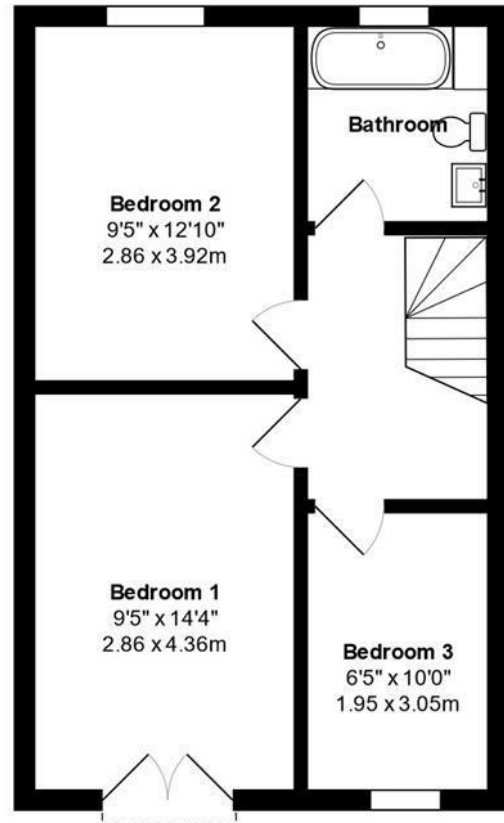


Floor Plan



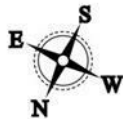
Ground Floor

Approx Area: 41.3 m² ... 444 ft²



First Floor

Approx Area: 445 ft² ... 41.3 m²



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Total Approx Area: 889 ft² ... 82.6 m²

All measurements are approximate and for display purposes only