



Laskowski
&Co



7 Vernon Way, Penryn, TR10 8SJ

£399,950

A superbly maintained, modern, double-fronted home, with outstanding country and distant river views, incorporating a useful lower ground floor with 'shower room', 'games room' and 'office', providing a degree of versatility and flexibility. Features include a quality fitted kitchen with built-in appliances, en-suite shower room to the principal bedroom, conservatory with far-reaching views, landscaped rear garden with beautifully stocked borders, and single garage providing off-road parking to the front. Viewing highly recommended!

Key Features

- Double fronted, mid terrace house
- Arranged over 3 levels
- Highly versatile accommodation
- Garage and parking
- 3 bedrooms with principal en-suite
- Kitchen with high quality appliances
- Exceptional views from the rear elevation
- EPC rating C



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, an opening with mellow stone paving and step rises to a covered entrance way with exterior courtesy light and obscure multi pane entrance door leading into the:-

HALLWAY

A bright, wide and welcoming reception area with inset matting, stairs rising to first floor, broad and open archway leading into the living room, together with panelled doors providing access to under-stair storage cupboard, kitchen/diner and WC. Two ceiling lights, wood-effect flooring, radiator. Electrical consumer unit, ancillary fuse box for air source heat pump. Wall mounted Mitsubishi heating and hot water thermostat.

SEPARATE WC

Formerly a cloakroom and now utilised as a 'utility'. Plumbing for washer/dryer, wall mounted sink with tiled. Continuation of wood-effect flooring, wall mounted shelving and coat hooks. Ceiling light, extractor fan.

LIVING ROOM

Light and bright, spanning almost the depth of the property with continuation of wood-effect flooring, central fireplace with gas fire, timber surround and stone hearth. uPVC double glazed window to front elevation, radiator. Ceiling lights, TV aerial point and master BT telephone/internet hub. Ceiling spotlights, broad archway with glazed sliding door leading into the:-

CONSERVATORY

A simply wonderful addition with expansive views over nearby countryside, rooftops and rolling fields in the distance, together with glimpses of the Penryn River and ever-changing marine activity, an oblique view of the mouth of the Carrick Roads in the distance. Glazing to two sides with views over the side decking, terrace below and garden beyond. Glazed ceiling with retractable awning providing useful shade in summer months. Continuation of wood-effect flooring, radiator, lantern at ceiling light. Casement doors to side providing access onto decking area.

KITCHEN/DINER

Once again, spanning the depth of the property, featuring navy blue panel-style units to three sides, incorporating cupboards, drawers and an array of high quality built-in appliances. Stylish tiling at mid point, together with tiled flooring. Appliances include Neff 'slide and hide' electric oven, four-ring Bosch gas hob with concealed extractor over, slimline Bosch dishwasher. Ceramic sink with mixer tap and filtered water tap. Broad double glazed window to front elevation, clear glazed French doors to the rear providing secondary access onto the raised area of decking and offering exceptional views across nearby countryside and rolling fields. Space for dining table and free-standing fridge/freezer. Vertical radiator, two ceiling lights.

FIRST FLOOR

LANDING

Part galleried with ceiling light, radiator and loft hatch. Panelled doors to all rooms.

BEDROOM ONE

A nicely proportioned double room providing ample space for furniture. Casement window to front elevation, radiator. Wood-effect flooring, ceiling light with dimmer switching. Panelled door opening into the:-

EN-SUITE SHOWER ROOM

Three-piece suite comprising low flush WC, 'floating' vanity unit with two drawers and inset sink with mixer tap, shower cubicle with glazed door and mains-powered shower. Casement window providing an exquisite outlook over nearby countryside, the Penryn River and an oblique glimpse of the Carrick Roads. Tiling throughout, ceiling light, extractor fan, radiator. Tall mirror-fronted medicine cabinet.

BEDROOM TWO

Situated to the rear, a small double with door to airing cupboard housing hot water cylinder and slatted shelving. Ceiling light, radiator, casement window to rear elevation offering exceptional far-reaching views.

BEDROOM THREE

A small double room with casement window to front elevation, radiator, ceiling light.

FAMILY BATHROOM

Nicely appointed with low flush WC, pedestal wash hand basin with tiled splashback, panelled bath with hand-grips and Mira Vie electric shower unit over. Tiling to bath/shower. Towel rail, ceiling light, extractor fan, radiator. Obscure glazed window.

THE EXTERIOR

RAISED DECKING

Accessed immediately via the conservatory or kitchen/diner, a nicely sheltered, raised and broad area of decking with glass panelled boundaries, exterior courtesy light. Space for bench, seats etc. A superb point in which to enjoy a morning coffee with a favourable south easterly outlook, incorporating nearby countryside, rolling fields and the Penryn River. Wooden staircase down to:-

LOWER PATIO AREA

Spanning the width of the plot, once again with exterior courtesy lighting, exterior power sockets and water tap. Another superb, level and somewhat private space in which to enjoy the morning and afternoon sun. Glazed doors leading into the:-

LOWER GROUND FLOOR 'OFFICE'

A most intriguing addition, providing exceptionally useful space, not conforming to Building Control standard yet to be used occasionally, with the benefit of previous plans drawn by a local architect. Clear glazed French doors with ancillary double glazed windows providing much natural light, power, light and radiator. Panelled door leading to:-

'GAMES ROOM'

Once again, a non-conforming room, with a similar design to the 'office' adjoining, incorporating clear glazed French doors and ancillary window. Continuation of wood-effect flooring, radiator, ceiling light. A most opportune space ideal for storage purposes, further office use, etc. Door to:-

LOWER GROUND FLOOR SHOWER ROOM

Low flush WC, vanity unit with inset sink, mixer tap and tiled splashback, corner shower cubicle with clear and curved shower doors, Mira Go electric shower and tiled throughout. Tiling to floor, radiator, ceiling light, extractor fan.

From the lower terrace, steps descend to the:-

LAWNED AND ENCLOSED GARDEN

Well established, beautifully planted and exceptionally well tended, featuring an array of specimen plants to the borders, central area of lawn and enclosed via timber fencing. A small Cornish stone wall rises in three tiers up to the lower terrace/patio, once again beautifully planted and stocked with an array of shrubbery, flowering with vibrancy during the spring and summer months.

GARAGE AND PARKING

Located further along Vernon Way within a coach house style block, a single garage with up-and-over door and allowing for parking in front, therefore giving space for two vehicles in total. The garage provides excellent dry storage but does not contain power or light.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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

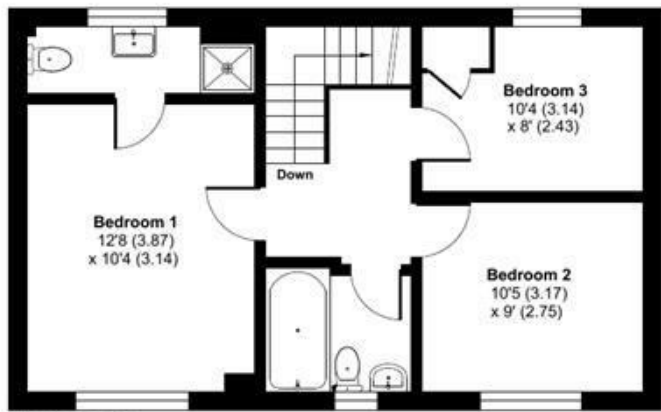


Floor Plan

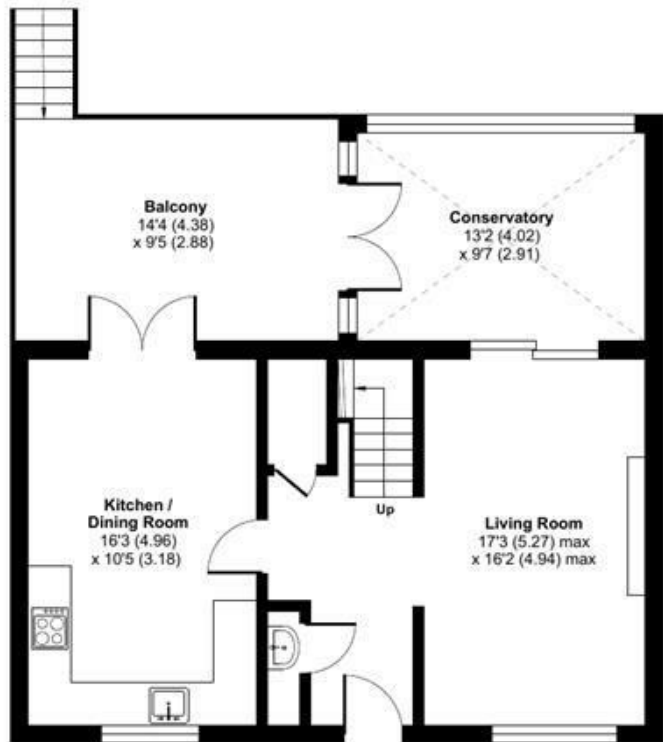
Vernon Way, Penryn, TR10

Approximate Area = 1348 sq ft / 125.2 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1511 sq ft / 140.3 sq m

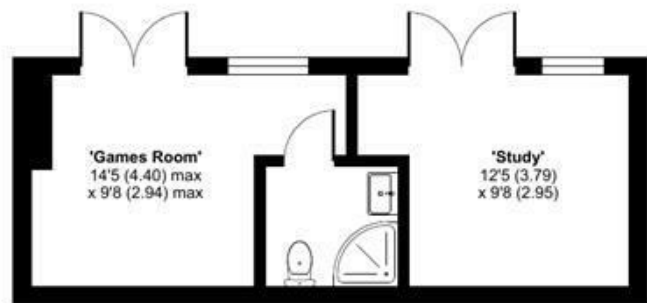
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FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Laskowski & Company. REF: 1209937