



Laskowski
&Co



79 Trelowen Drive, Penryn, TR10 9WT

£495,000

An impressive and deceptively spacious 5 (possibly 6!) double bedroom, 3 bath/shower room modern home, located within a select development on the outskirts of Penryn, with close proximity to highly regarded secondary schooling and varying amenities. Ideal for those discerning purchasers seeking large family accommodation with well over 1,700 sq ft of internal floor space; this expansive home boasts 2 reception rooms to the ground floor including a bright double aspect living room with access onto a raised rear terrace and beyond, a lawned and enclosed rear garden. Unexpectedly far reaching views encompass the college reservoir which can be sighted particularly well from the first and second floors. A deep driveway leads to a single garage, catering for surplus parking requirements.

Key Features

- Expansive, detached family home
- 2 reception rooms, double aspect living room
- Lawned and enclosed rear garden with sunny aspect
- Driveway parking and single garage
- 5/6 bedrooms, 3 bath/shower rooms
- Light, bright and superbly decorated throughout
- Elevated views from the first and second floors
- EPC rating C



THE ACCOMMODATION COMPRISES

From the brick pavia pedestrian walkway, a mellow stone frontage/pathway leads to a front entrance door, with part obscure glazing and courtesy exterior light, opening into the:-

ENTRANCE HALLWAY

Broad inset coir matting, coat hooks, radiator, electrical consumer unit at mid-point. Patterned tiled flooring to remainder of hallway. Staircase rising to first floor level, with under-stair storage for convenience. Two sets of ceiling spotlights. Doors to the full depth living room, WC, kitchen/diner and dining room/bedroom six.

LIVING ROOM

Incredibly spacious, full depth and exceptionally bright, with a favourable double aspect with light brought in from broad casement glazing from the front elevation, together with French doors with matching glazed side panels, allowing access onto a raised patio with views taken in across the tree-lined boundary and seasonal glimpses of College Reservoir, together with rolling fields in the distance. Two ceiling lights, two radiators, TV aerial point, telephone point.

WC

Comprising low flush WC with concealed cistern, deep sill over and small obscure glazed casement window, pedestal wash hand basin with separate taps and tiled splashback. Ceiling light, radiator, tiled flooring.

DINING ROOM

A formal dining area which could alternatively be used as bedroom six, if required. Broad casement glazing to front elevation providing much natural light, trio of contemporary pendent lights, radiator, LVT wood-effect flooring.

KITCHEN

Another sizeable, light and double aspect room featuring units to two sides, set both above and below a wood-effect rolltop worksurface with inset one and a half bowl sink with drainer and mixer tap. Appliances to include Hotpoint electric oven with grill, five ring Hotpoint gas hob with glass splashback and stainless steel extractor, Indesit built-in dishwasher, built-in tall fridge/freezer and built-in Hoover washing machine. Boiler housed in over counter cupboard, with wall-mounted Danfoss thermostat below. Radiator, tiled flooring, inset downlights. Part-glazed rear entrance door leading to raised patio.

FIRST FLOOR

LANDING

Doors to bedroom two, three, family bathroom and bedroom one/principal bedroom. Further staircase rising to second floor level. Ceiling spotlights, radiator.

BEDROOM ONE

A well proportioned principal suite with plentiful space for bedroom furniture, incorporating built-in wardrobes with hanging space, together with further door to ancillary built-in storage cupboard. Casement windows to front elevation. Radiator, telephone point, Danfoss wall-mounted heating thermostat. Feature panelling to far side. Panelled door leading to:-

EN-SUITE

A modern and well appointed shower room comprising low flush WC with concealed cistern, wall-mounted wash hand basin with mixer tap, and shower cubicle with sliding door, mains powered shower and contemporary tiling throughout. Tiled flooring, tiling to walls to mid-point. Obscure glazed casement window, shaver socket, inset downlights, heated towel rail. Broad display ledge to one side.

BEDROOM TWO

Opposite the principal bedroom and situated to the front of the property with casement window overlooking Trelowen Drive. Another nicely sized double room with ceiling light, TV aerial point and radiator. Plentiful space for bedroom furniture.

BEDROOM THREE

Incredibly well proportioned with casement window providing a pleasant outlook over the lawned garden, College Reservoir and tree-lined surroundings set beyond. Radiator, TV aerial point, ceiling light.

FAMILY BATHROOM

A modern white suite comprising low flush WC with concealed cistern, wall-mounted wash hand basin with mixer tap, and panelled bath with side shower screen, mains powered shower and mixer tap for bath. Obscure glazed casement window with deep sill. Mirror-fronted medicine cabinet. Tiling to floor, walls and wet areas. Extractor fan, inset downlights, heated towel rail.

SECOND FLOOR

LANDING

Set in a T-shape, with deep recess and Velux windows providing views across the neighbouring countryside and plentiful natural light. Ceiling spotlights. Door to airing cupboard housing Megaflo unvented hot water system. Doors to bedrooms four and five.

BEDROOM FOUR

Another nicely proportioned double room, spanning the full dept of the loft area, with dual aspect via casement window to the front elevation and Velux window to the rear, allowing a far-reaching view across College Reservoir and neighbouring countryside. Ceiling light, radiator, door to:-

EN-SUITE SHOWER ROOM

Corner shower cubicle with folding glazed shower door and mains powered shower. Wall-mounted wash hand basin with mixer tap, and low flush WC with concealed cistern and shelf over. Heated towel rail, ceiling spotlights, extractor fan. Tiling to shower cubicle, floor, and up to mid-point on walls. Mirror-fronted medicine cabinet.

BEDROOM FIVE

Again, of excellent size, with casement window to front elevation and radiator under. Telephone point, TV aerial point. Ceiling light. Loft hatch.

THE EXTERIOR

REAR GARDEN

A broad mellow stone raised patio faces a sunny, south-easterly direction, capturing sunlight throughout the morning and midday periods, making for a perfect spot to enjoy a



morning coffee or al fresco lunch. Courtesy railing set to small retaining wall featuring pathway with exterior water tap leading to a secondary, yet smaller area, with steps descending to a broad and lawned rear garden, with recently installed timber fencing to the far boundary. Timber fencing continues to two sides, with the garden providing excellent space for those wishing to place their own stamp or landscape, if required. Offering a high degree of privacy and well enclosed, creating a suitable space for those with children or pets alike. From the raised patio, a timber garden gate leads on the:-

DRIVEWAY AND GARAGE

A tarmacadam driveway provides space in tandem for two vehicles, leading to a single garage with up-and-over door. The garage offers dry storage, power and light, together with the addition of a pitched roof providing further useful storage space, if required.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band F - Cornwall Council.

TENURE

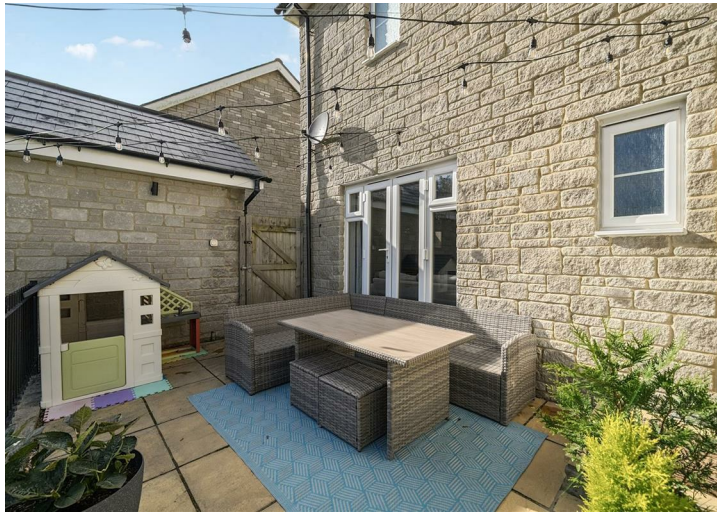
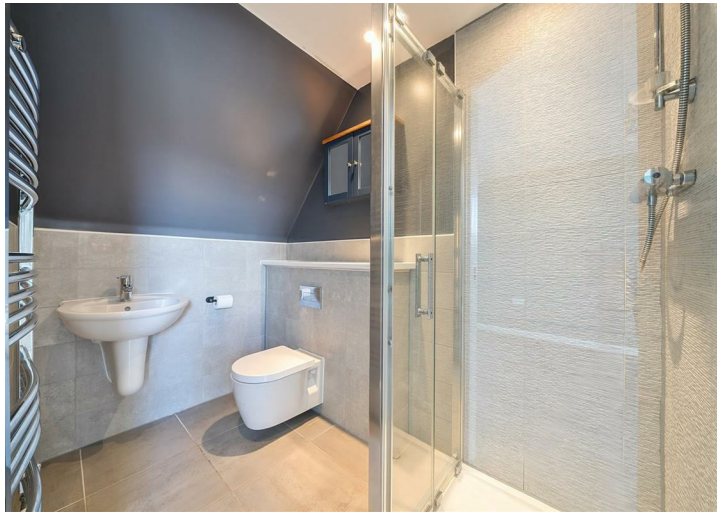
Freehold.

VIEWING

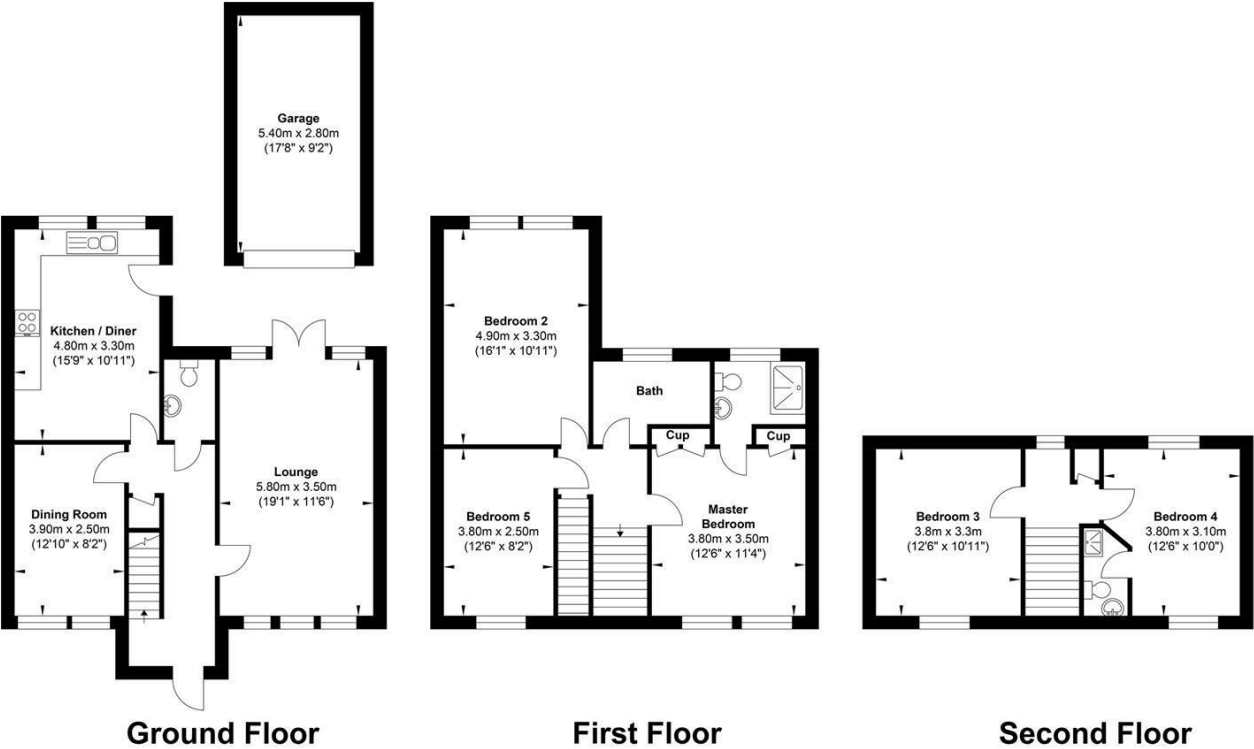
Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENT'S NOTE

We understand there is an estate charge of £300.25, for the current financial year, to cover essential communal maintenance of green areas, lighting etc.



Floor Plan



Gross Internal Floor Area : 163.90 m2 ... 1764.20 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.