



Laskowski
&Co



24 Little Oaks, Penryn, TR10 8QE

£250,000

A 2 bedroom semi-detached house situated in a popular residential area walkable to local schooling, shops and trainline linking to the cathedral city of Truro. The property benefits from a low maintenance exterior, stylishly appointed bathroom, driveway parking and garage.

Key Features

- Semi-detached house
- Conveniently positioned
- Far-reaching outlook to rear
- Driveway parking
- 2 bedrooms
- Superbly appointed bathroom
- Garage
- EPC rating C



THE ACCOMMODATION COMPRISES

From the driveway, a stone pathway leads to a raised threshold, with part obscure glazed replacement entrance door opening into the:-

ENTRANCE LOBBY

Tiled flooring, ceiling light. Space for coats and shoes. Panel door opening into the:-

LIVING ROOM

Bright and light, with replacement double glazed window to front elevation. Turning staircase rising to first floor level. Two ceiling lights, radiator, useful under-stair storage cupboard. TV aerial socket, telephone/internet point. Wood-effect flooring, wall mounted heating thermostat. Panel door opening into the:-

KITCHEN/DINING ROOM

Units set in an L shape above and below a granite-effect worksurface, with inset sink with drainer and mixer tap, together with tiled splashback. Appliances to include an electric oven, four-ring gas hob and concealed extractor over. Space and plumbing for dishwasher, further space for free-standing fridge/freezer. Ceiling spotlights, radiator, tiled flooring. Sliding doors to the rear leading into the:-

SUNROOM/CONSERVATORY

A useful addition, providing a further ground floor living room, with glazing to two sides providing an outlook over the part landscaped garden. Tiled flooring, door providing access onto the rear garden.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom. Loft hatch, ceiling light.

BEDROOM ONE

A nicely proportioned double bedroom, with replacement double glazed window overlooking the rear garden and neighbouring football club beyond, with a snapshot of rolling fields beyond. Ceiling light, radiator.

BATHROOM/WC

Beautifully appointed, with ornate-style flooring tiling and contemporary tiling to all walls. Low flush WC, deep bath with stand-alone floor mounted taps and ancillary shower attachment, vanity unit with cupboards, sink with mixer tap. Obscure glazed window, extractor fan, inset downlights, ceiling spotlights. Built-in cupboard providing useful storage. Mirror with LED trim, heated towel rail.

BEDROOM TWO

Another double bedroom, with replacement uPVC double glazed window providing an outlook over neighbouring properties. Ceiling light, radiator.

THE EXTERIOR

FRONT DRIVEWAY/HARDSTANDING

Providing off-road parking for two small vehicles or, one large vehicle. A small area of lawn could also be utilised as additional parking, if required, and subject to any necessary consents. Exterior courtesy light.

GARAGE

Up-and-over door to the front. Part glazed rear door.

REAR GARDEN

Hard landscaped for convenience and maintenance, enclosed to three sides via panelled fencing and low stone walling. Paving leading around to the part glazed rear garage door. Outside water tap, small shed. Mainly laid to pebble shingle, and facing a south-westerly direction.

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 B - Cornwall Council.

TENURE

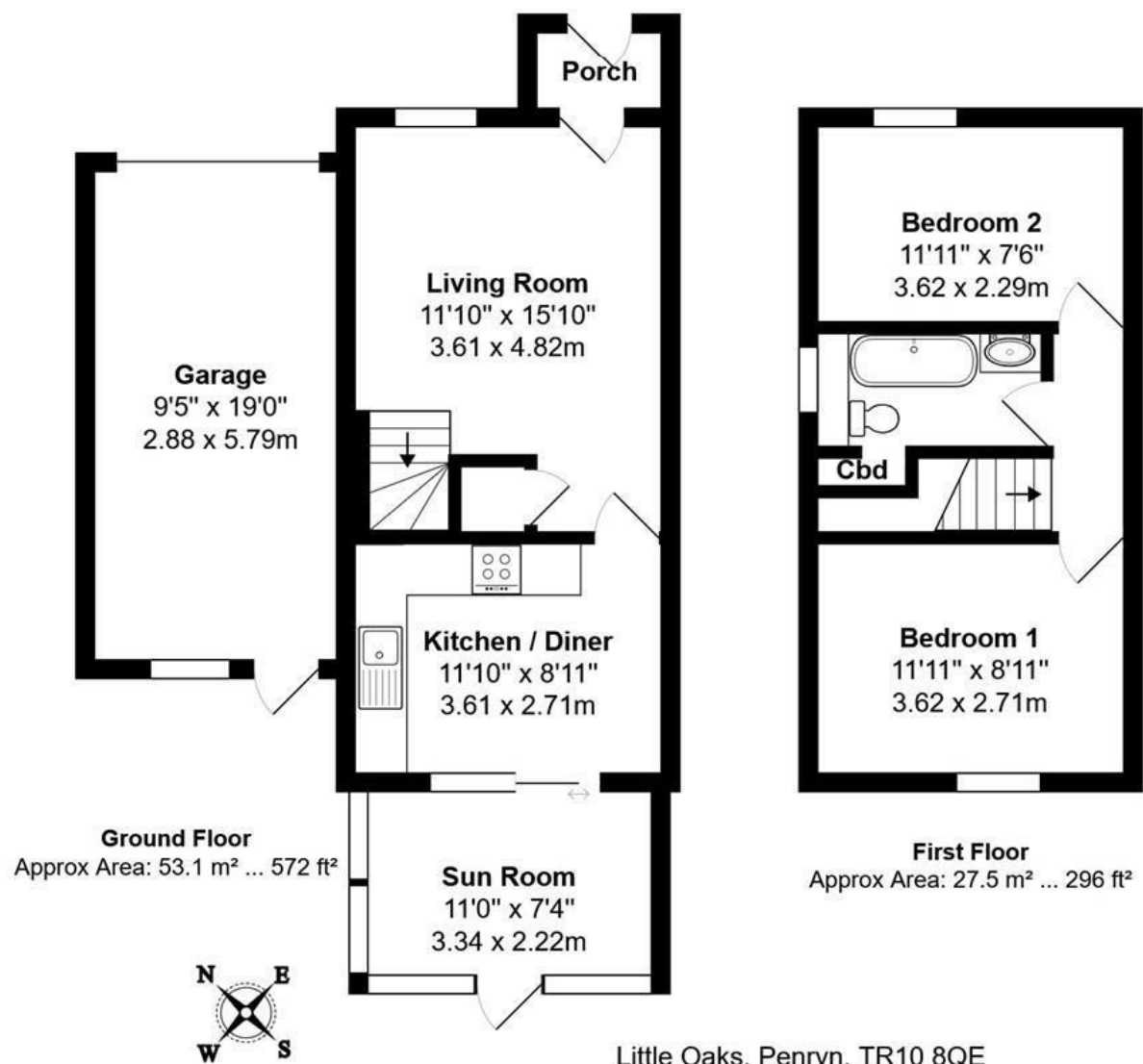
Freehold.

VIEWING

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



Floor Plan



Little Oaks, Penryn, TR10 8QE

Total Approx Area: 895 ft² ... 83.2 m²

All measurements are approximate and for display purposes only