



## 20 The Walled Garden, Kernick Park, Penryn, TR10 9DB

Guide Price £460,000

One of just 2 individual detached 3 bedroom properties, situated within the highly regarded 'Walled Garden' on the outskirts of Penryn. This quality home was completed in 2021, finished to a high standard with accommodation comprising, on the ground floor: entrance hallway, dual aspect living room with French doors giving access to the garden, contemporary kitchen/diner with breakfast bar, utility room and cloakroom/WC. The first floor provides 3 bedrooms with en-suite shower room to the principal bedroom, and a family bathroom. The large, level rear garden, is fully enclosed and laid to lawn, with a paved patio seating area. The property provides parking for 4 cars in total, with a gated drive and 2 further allocated spaces. 'The Walled Garden' is conveniently located on the periphery of the town, close to Penryn's shopping facilities, the mainline railway station and Tremough University Campus. A beautifully presented modern home that comes highly recommended.

### Key Features

- Beautifully presented 3 bedroom detached home
- Finished to a high standard with gas fired underfloor heating
- Good sized enclosed rear garden
- No onward chain
- Constructed in 2021 with remainder of 10 year warranty
- En-suite shower room to the principal bedroom
- Gated driveway, plus 2 additional allocated parking spaces
- EPC rating B







## THE ACCOMMODATION COMPRISES

Composite obscure double glazed front door leading into the:-

### ENTRANCE HALLWAY

Carpeted stairs to first floor, ceramic tiled flooring with underfloor heating, recessed ceiling lights. Wall-mounted room thermostat. Doors to kitchen/dining room, living room and the cloakroom.

### LIVING ROOM

A beautifully light, dual aspect reception room, with a double glazed box bay window to front aspect and double glazed French doors to the rear garden, leading out onto a ceramic tiled terrace. Recessed ceiling lights, wall-mounted thermostat, TV aerial point. Carpeted flooring with underfloor heating.

### KITCHEN/DINING ROOM

Another bright, dual aspect room, with box bay window to front aspect with further double glazed window to the rear, overlooking the south-westerly facing garden. A beautifully appointed kitchen offering a range of soft close eye and waist level units with stone-effect worktop, inset one and a half bowl stainless steel sink/drainage unit with swan neck mixer tap. Built-in four ring induction hob with glass splashback and extractor fan, built-in AEG electric fan assisted oven, built-in AEG dishwasher, built-in fridge/freezer. Additional worktop space with cupboards below. Breakfast bar, partially dividing the kitchen from the dining area. Ceramic tiled flooring with underfloor heating, wall-mounted thermostat, recessed ceiling lights. Door to the:-

### UTILITY ROOM

A practical room fitted with a continuation of the eye and waist level units with matching worktop incorporating a stainless steel sink/drainage unit, with swan neck mixer tap. Space and plumbing for washing machine, space for tumble dryer. Cupboard housing Baxi combination boiler servicing all domestic heating and hot water. Tiled flooring with underfloor heating, wall-mounted thermostat, recessed ceiling lights. Double glazed door to rear garden.

### CLOAKROOM/WC

Dual flush WC, wash hand basin with ceramic tiled splashback and illuminated mirror. Tiled flooring with underfloor heating, recessed ceiling lights, extractor fan. Under stair storage cupboard housing underfloor heating controls and wall-mounted consumer unit.

### FIRST FLOOR

#### LANDING

Double glazed windows to front and rear aspects. Radiator, loft hatch, recessed ceiling lights. Bannister with oak balustrade, carpeted flooring. Oak doors to all three bedrooms and the family bathroom.

#### BEDROOM ONE

Double glazed window to front aspect, recessed ceiling lights, radiator. Carpeted flooring. Oak door to the:-

#### EN-SUITE SHOWER ROOM

An attractive, modern shower room with large walk-in shower cubicle, fully tiled with glass sliding door, housing boiler fed rainfall-style power shower. Dual flush hidden

cistern WC, wash hand basin with mixer tap. Obscure double glazed window to rear aspect. Recessed ceiling lights, extractor fan, illuminated wall-mounted mirror, ladder-style radiator/heated towel rail. Further tiling to walls, tiled flooring.

#### BEDROOM TWO

Double glazed windows to front aspect. Radiator, recessed ceiling lights, carpeted flooring.

#### BEDROOM THREE

Double glazed window to rear aspect overlooking the garden. Radiator, recessed ceiling lights, carpeted flooring.

### FAMILY BATHROOM

Beautifully appointed with majority tiled walls and tiled flooring. Panelled P-shaped bath with boiler fed rainfall-style shower and glass shower screen, hidden cistern dual flush WC, wash hand basin with mixer tap. Wall-mounted illuminated mirror, ladder-style radiator/heated towel rail, recessed ceiling lights, extractor fan. Obscure double glazed window to rear aspect.

## THE EXTERIOR

### FRONT GARDEN

A token area of front garden laid with slate chippings and giving access to the front door.

### REAR GARDEN

A level and south-westerly facing garden, well proportioned and fully enclosed with fencing and attractive drystone walling. The majority of the garden is laid to lawn, bordered by narrow flowerbeds containing a number of small shrubs. A tiled patio area provides ideal space to sit out and enjoy the sunny aspect. A tiled path runs along the exterior of the property, leading to gated pedestrian access on both sides of the house. Exterior wall-mounted lighting, small garden shed. The garden has been extended recently with the purchase of land to the side of the property

### PARKING

Adjacent to the house is a gated driveway with off road parking for two cars or space to store a caravan/boat, in addition there are two further allocated parking spaces opposite the property, solely for the use of Number 20. Further parking is available for visitors to The Walled Garden.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band D - 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.







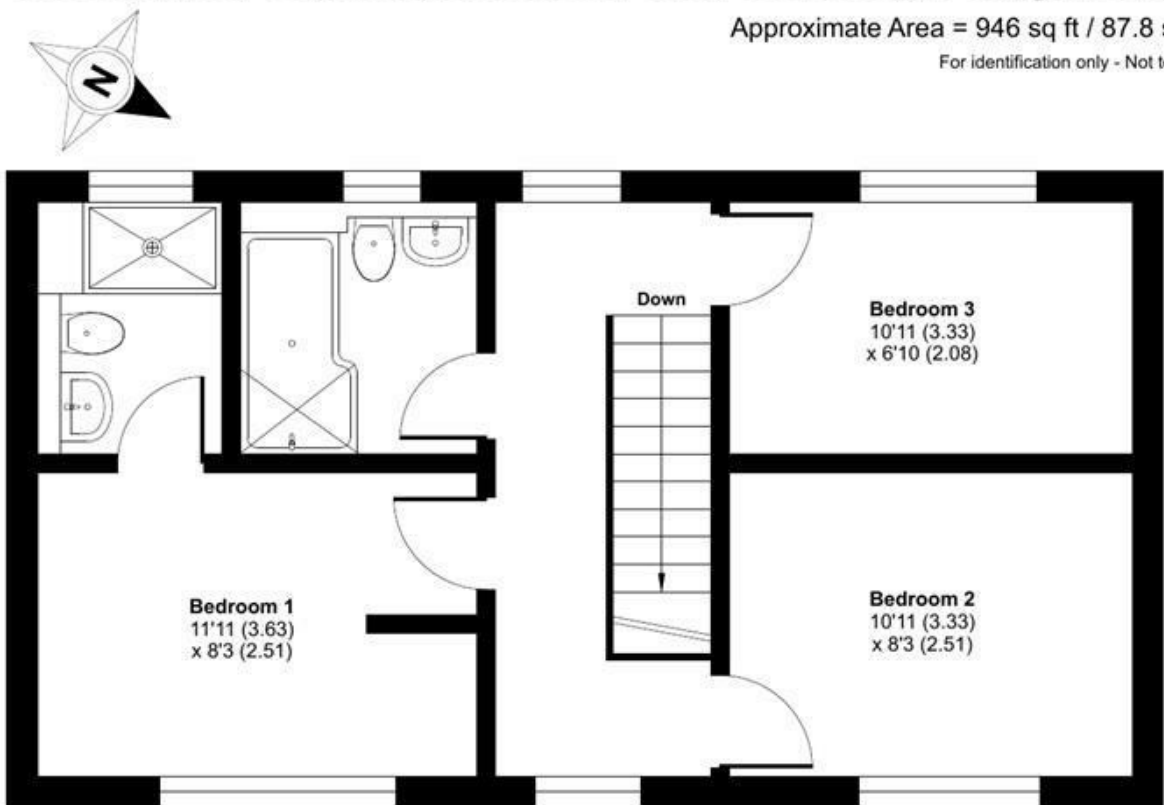




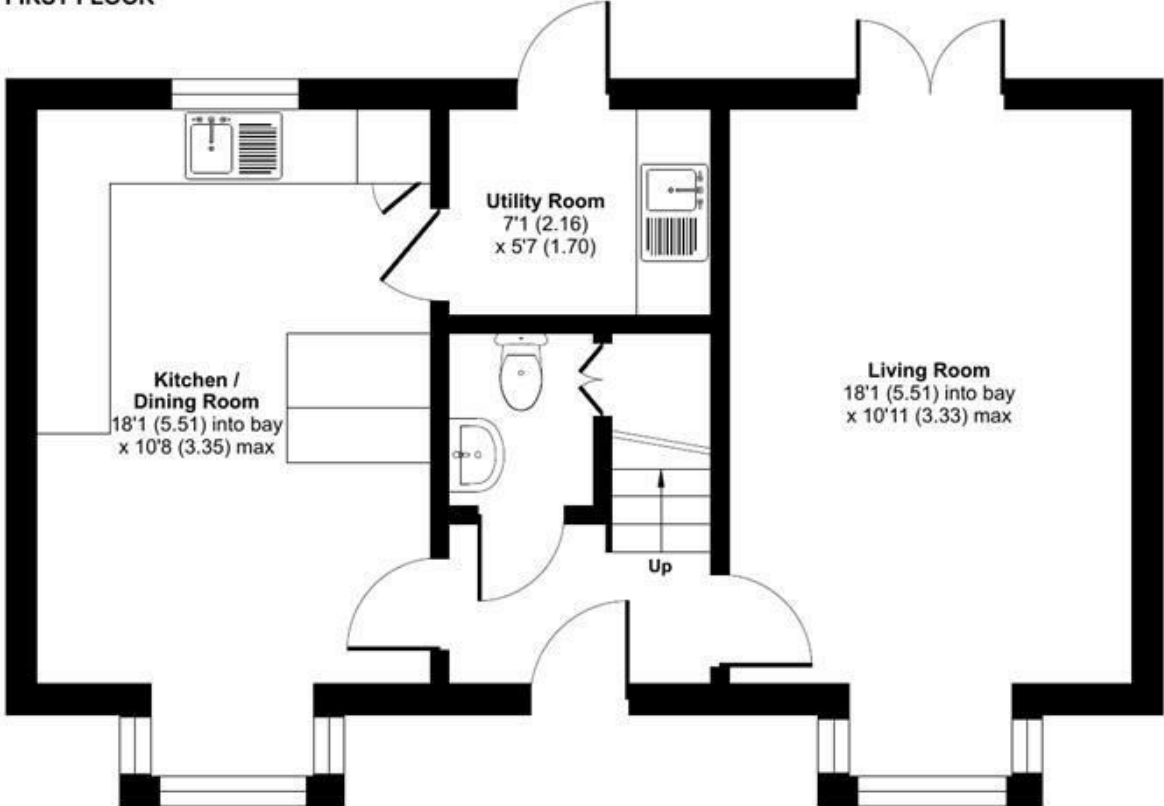
Floor Plan

The Walled Garden, Kernick Park, Kernick, Penryn, TR10

Approximate Area = 946 sq ft / 87.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR