



Penryn

A superb 1930's built semi-detached house
Set in a small cul-de-sac near the town
An immaculately presented and maintained home
Spacious, extended accommodation
UPVC double glazed windows, doors and conservatory
Sitting room, dining room, fitted kitchen, sun room with Velux
Three bedrooms, large luxury bath/shower room
Fabulous Mediterranean themed landscaped gardens
Driveway parking, covered walkway, fabulous summerhouse
Clear Mundic Block test - Class A (2008)



Guide £435,000 Freehold

**ENERGY EFFICIENCY RATING
BAND G**

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REF: SK6997



At Kimberley's, we are very excited to bring to the market for sale for the first time since 2010, this superb, three bedroom 1930's built semi-detached family home which is set in a small cul-de-sac near local schooling, Falmouth University (Tremough Campus), Penryn Station and a pleasant downhill walk into the town centre.

This beautifully presented home is offered in an immaculate condition and sits in stunning Mediterranean themed gardens that enjoy plenty of sunshine throughout the day to sunset.

The house is packed with plenty of original features to please any prospective new home owners and these include UPVC double glazed windows, doors and conservatory, electric radiator central heating, fitted galley style kitchen, a focal point dark slate fireplace with woodburning stove in the sitting room, wooden blinds and character features including picture rail and panelled internal doors.

The spacious accommodation includes on the ground floor, a reception hall, cloakroom/wc, sitting room, dining room, a long galley style kitchen which takes you around to a delightful sun room having a slate roof and Velux window and overlooking the rear gardens. The first floor has a bright landing, three bedrooms and a large luxury bath/shower room and wc combined. Outside the house, at the front, there are well stocked gardens and off road parking for a vehicle on the driveway and a locking timber gate takes you through a covered walkway and this leads into fabulous Mediterranean themed gardens with a workshop, timber summerhouse and various seating areas.

**As our clients sole agents, we strongly recommend an immediate viewing to secure this fine property.
Why not call for your appointment to view today?**

THE ACCOMMODATION COMPRISES:

Arched an open entrance porch, UPVC double glazed front door with matching side panel both with privacy glass to:

RECEPTION HALL

An impressive introduction to the home with original wood flooring, staircase with natural weave carpet to the first floor, double radiator, access to principal rooms.

CLOAKROOM

With a white suite comprising low flush wc, corner hand wash basin and contemporary chrome easy-on hot and cold taps over, half metro tiled walls, frosted double glazed window, ceramic tiled flooring.

SITTING ROOM 4.34m (14'3") x 3.89m (12'9") into bay.

A fabulous main reception room, bathed in natural light which streams in through the angular bay with UPVC double glazed windows and blinds at the front, a focal point dark slate fireplace with Morso woodburning stove on a black slate hearth with matching mantle over, picture rail, coved cornicing, double radiator, white panelled internal door.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



SNUG/DINING ROOM 3.66m (12'0") x 3.05m (10'0") With continued original wood flooring, 3/4 length storage cupboards either side of the fire breast, original picture rail, coved cornicing, white panelled internal door from hallway, painted and glazed door to:

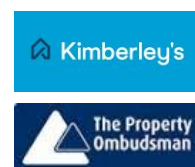


SUN ROOM, KITCHEN/DINER 2.92m (9'7") x 2.74m (9'0")

Used by our clients as a dining room and enjoying a lovely dual aspect with wrap around UPVC double glazed windows with roller blinds overlooking the fabulous gardens, Velux ceiling skylight, continuous ceramic tiled flooring, open plan to the kitchen making this a useful kitchen/diner.



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KITCHEN 4.57m (15'0") x 2.21m (7'3")

A bright dual aspect kitchen with double glazed windows and blinds overlooking the side aspect, windows with door alongside at the far end giving a pleasant vista and access to the gardens. The kitchen is equipped with a range of matching wall and base units, solid wood block work surfaces and ceramic tiling over, Carron Phoenix single drainer stainless steel sink unit with cutlery drainer and easy-on chrome mixer tap, chrome ladder style heated towel rail, space for range style electric cooker, coved cornicing, electric consumer box, continued ceramic tiled flooring, spotlights, unit with concealed space for a refrigerator, Heatrae Sadia central heating boiler with pressurised hot water system.



TURNING STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

A bright introduction to the first floor with UPVC double glazed window and wooden blind to the side, picture rail, access to loft space.



BEDROOM ONE 4.57m (15'0") x 2.79m (9'2") into bay.

A fabulous main bedroom with wall-to-wall fitted wardrobe cupboards having full length sliding doors (two with mirrors) concealing hanging space and shelving, angular bay UPVC double glazed window with Venetian blinds overlooking the front aspect with coastline and country views in the distance, radiator, fitted carpet, picture rail, central ceiling light, white panelled internal door.

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BEDROOM TWO 3.66m (12'0") x 2.95m (9'8") to wardrobe front.

A lovely double bedroom with UPVC double glazed casement window enjoying lovely views over the gardens to the rear, twin double fitted wardrobe cupboards either side of the fire breast, original 1930's fireplace, picture rail, radiator, fitted carpet, white panelled internal door.



BEDROOM THREE 2.26m (7'5") x 2.06m (6'9")

Again, with UPVC double glazed window to the front enjoying country views to the distance, Venetian blind, picture rail, white panelled internal door, radiator, fitted carpet.



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BATHROOM

A large generous bathroom, luxuriously appointed with a white suite comprising panelled bath and central easy-on chrome taps and fully tiled surround, separate semi-quadrant shower cubicle with chrome mixer shower and curved screening, low-flush wc, china wash hand basin with chrome monobloc mixer tap set on a high gloss white vanity unit with touch sensitive bathroom mirror above, radiator, fully tiled walls and flooring, coved cornicing, inset ceiling spotlights, frosted double glazed window and roller blind to the rear aspect, white panelled internal door.



OUTSIDE

At the front of the property there is a driveway with parking for a large family sized vehicle and to the right sits a most delightful front garden having beautifully stocked areas with a wide variety of plants and shrubs and central Maple tree. To the left hand side of the house there are locking timber gates which take you through to a useful covered storage area with shelving and this opens into the rear. At the rear of the house sit the most amazing landscaped gardens full of Spring and Summer cover and this starts with an extensive paved patio area and built-in timber bench seating. These beautiful Mediterranean themed gardens have an explosion of colour with well stocked flower borders with plants and shrubs (far too many to mention), shaped lawns and extensive flowerbeds to one side and to the other, a delightful covered alfresco dining area with pergola and climbing roses to one side. Further down the garden a raised timber deck provides another seating area and on the far boundary, a lovely gravelled area for enjoying your morning coffee and early lunch which is surrounded by colourful trees and plants. **A CEDAR SUMMERHOUSE 3.48m (11'5") x 2.36m (7'9")** in the far corner has multi-paned windows overlooking the gardens with laminate wood flooring and pitched roof.



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SERVICES Mains drainage, water and electric.

COUNCIL TAX Band C

AGENTS NOTE There is a clear Mundic Block test – Grade A, dated 2nd June 2008. The Mundic test can be reassigned to a new purchaser.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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