



## Falmouth

A spacious, individual detached home  
Set in a favoured cul-de-sac location  
In need of general modernisation and updating  
Versatile split-level accommodation  
UPVC double glazing (majority), gas central heating  
Three reception rooms, galley style kitchen  
Four good bedrooms, modern shower room/wc  
Delightful, generous, mature rear gardens  
Wide, well stocked front gardens, driveway parking  
Wholly owned solar panels generating income



**Guide £530,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7052



A great opportunity to acquire this extended and spacious, four bedroom detached home which is set in a great location in this favoured cul-de-sac on the outer fringes of Falmouth and within easy reach of local amenities, schooling, beaches and the golf club.

This versatile home was remarkably a comfortable and cherished home for just one owner from new which in itself is a rarity for a home built in the 1960's.

The property originally started out as a bungalow but has been extended over the years becoming a multi-level home which we consider is perfect for a growing family looking for a substantial family house.

The house is now being sold with 'no onward chain' and offers potential new owners a real chance to create a special family home set in glorious large gardens and enjoying far reaching views from the rear aspect. Benefiting from wholly owned solar panels, there is a transferable FIT that generates income and is transferred to new owners.

The multi-level accommodation includes a wide reception hall, lounge open plan to the dining room, a covered area leading into the gardens, a galley style kitchen/breakfast room, bar/third reception, four bedrooms, a modern shower room/wc combined and a cloakroom/wc. The large well stocked gardens will certainly keep the gardening enthusiast busy and tucked away you will find a workshop, two greenhouses and a garden shed.

**As our client's sole agents, we thoroughly recommend an immediate viewing to secure this large, detached home.**

#### **THE ACCOMMODATION COMPRISES:**

#### **FROSTED UPVC DOUBLE GLAZED FRONT DOOR WITH MATCHING SIDE PANEL TO:**

#### **RECEPTION HALL**

With engineered oak flooring, double radiator, access to loft space, access to principal rooms.

#### **LOUNGE 5.36m (17'7") x 3.48m (11'5")**

Having a broad UPVC double glazed door and fixed side panels overlooking the covered area towards the garden, a focal point grey slate fireplace with inset gas fire, TV aerial point, double radiator, open plan archway to:



#### **DINING ROOM 3.51m (11'6") x 3.20m (10'6")**

Continued fitted carpets, central ceiling light, multi-paned door to the rear hallway.

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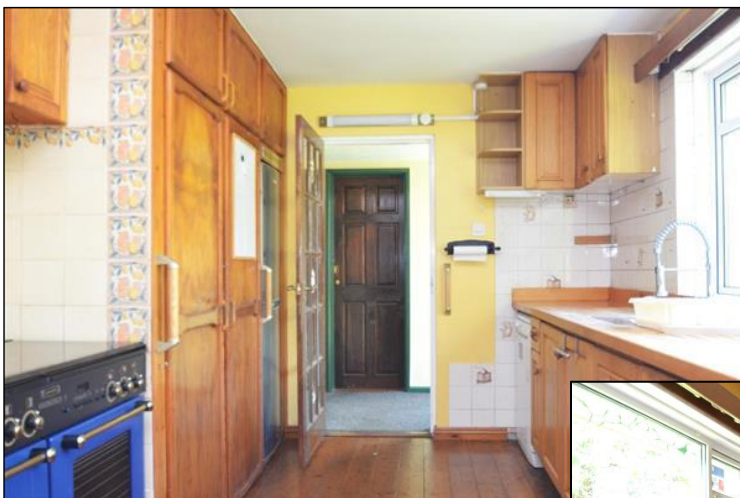


**COVERED AREA 4.93m (16'2") x 1.93m (6'4")**

Enclosed with stained wood multi-paned windows and doors leading to the outside, monopitched roof, paved surface, door to the bar and second door to the rear hallway.

**KITCHEN/BREAKFAST ROOM 5.33m (17'6") x 2.72m (8'11") narrowing to 2.13m (7'0") at the breakfast room end.**

A large galley kitchen which has a broad UPVC double glazed window enjoying a pleasant outlook over the delightful front gardens. Equipped with a combination of wooden wall and base units having beech block work surfaces over, inset Butler sink, space for Rangemaster cooker and refrigerator/freezer, pew style wooden bench seating at the breakfast area, pine flooring, spotlights, doorway from the hall, second multi-paned door to:



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### **SIDE HALLWAY**

With UPVC double glazed front door to and from the driveway, louvre-doored storage cupboard, personal door to garage.

### **DOOR FROM SIDE HALLWAY TO:**

#### **BAR 3.23m (10'7") x 2.97m (9'9") plus 2.46m (8'1") x 2.21m (7'3"), 5.71m (18'9") in length.**

This perfect home bar has obviously been a great social meeting place for family and friends for many years and has a bright dual aspect with UPVC double glazed door leading to the covered area and double glazed window overlooking the garden with views down towards Pendennis Castle, wood panelled walls, wrap around bar.



### **CLOAKROOM/WC**

Located just off the side hallway. Having a low flush wc, wash hand basin, frosted double glazed window and sliding door.

### **STORE ROOM 5.49m (18'0") x 2.57m (8'5") formerly the garage.**

With wood and multi-paned door, lighting and power, personal door to house, second glazed door to:

### **GARDEN STORE 5.31m (17'5") x 1.96m (6'5")**

With coloured slate paving, monopitch roof, multi-paned window and door to outside.

### **BEDROOM ONE 3.48m (11'5") x 3.45m (11'4") measured to wardrobe front and plus recess 1.47m (4'10") x 0.61m (2'0")**

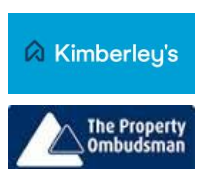
Having pine flooring, louvre-doored wardrobe cupboard, double radiator, wash hand basin set on a vanity unit, double glazed window enjoying a pleasant outlook over the garden.



### **BEDROOM FOUR 2.77m (9'1") x 2.67m (8'9")**

A good sized single bedroom with engineered oak flooring, spotlights, double radiator, double glazed window overlooking the front garden.

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### ***SHOWER ROOM 2.59m (8'6") x 1.63m (5'4")***

A modern, fairly recently re-modelled shower room with white suite comprising; large walk-in fully tiled shower area, chrome mixer shower and safety handrails, glass screen, chrome ladder style heated towel rail, wash hand basin set in a high gloss white vanity unit with incorporated low flush wc alongside, fitted mirror, frosted double glazed window, non-slip flooring, towel rail.

### ***REAR HALLWAY***

Approached from the dining room and with frosted double glazed window returning to the covered area, staircase to the upper level and a few steps down to:

### ***WET ROOM***

With chrome mixer shower, Respatex bathroom panelling, ceramic tiled flooring, frosted double glazed window, down flow electric heater.

### ***BEDROOM TWO 4.52m (14'10") x 3.33m (10'11") measured into recess.***

A good sized second bedroom which has a range of wood fronted double fitted wardrobe cupboards and drawers. A bright dual aspect with double glazed window and second window overlooking the fabulous gardens, two radiators, china wash hand basin.

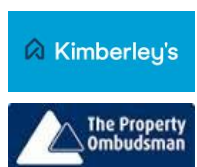


### ***STAIRS FROM REAR HALLWAY LEADING TO:***

### ***MEZZANINE LANDING***

With double glazed window overlooking the gardens.

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**BEDROOM THREE 3.76m (12'4") x 3.05m (10'0") plus 1.83m (6'0") x 1.70m (5'7")**

A bright L-shaped bedroom with double glazed window enjoying views across the garden to the castle, fitted carpet, double radiator, china wash hand basin set on a vanity unit.



**FURTHER STEPS FROM THE MEZZANINE LEVEL TO ATTIC STORE AND DOORWAY LEADING TO:**

**FULL SIZE ATTIC**

Large enough to house a full sized train layout.

**OUTSIDE**

**PARKING**

There is a gently sloping driveway to the right hand side of the property which will accommodate two family sized cars.

**GARDENS**

One of the best features of this property are the superb gardens which have been well planted and cared for by the owner and at the front offer gently sloping lawns, two pathways leading past well stocked flowerbeds with plants and shrubs including Azaleas, Camellias, assorted evergreens and a large apple tree. A pathway runs across the front of then bungalow. At the rear of the house are large, beautifully stocked terraced gardens starting with a paved patio and barbecue area and steps leading down to a larger paved patio which enjoys a sunny aspect and is perfect for relaxing with your family and friends. The patio is surrounded by well stocked, raised beds and planters sporting a wide variety of plants and shrubs including Rhododendrons, Azaleas and Camellias. A gently sloping pathway leads down the right hand side of the garden past gently sloping lawns and at the bottom you will see two feature fish pools again with raised rockeries behind and mixed trained hedging. Behind the hedging there is a kitchen garden area in need of cultivation and this has two greenhouses in situ. On the far side of the garden is a timber and glazed workshop and immediately behind the house a garden shed.

**SERVICES**

Mains drainage, water and electricity.

**COUNCIL TAX**

Band E.

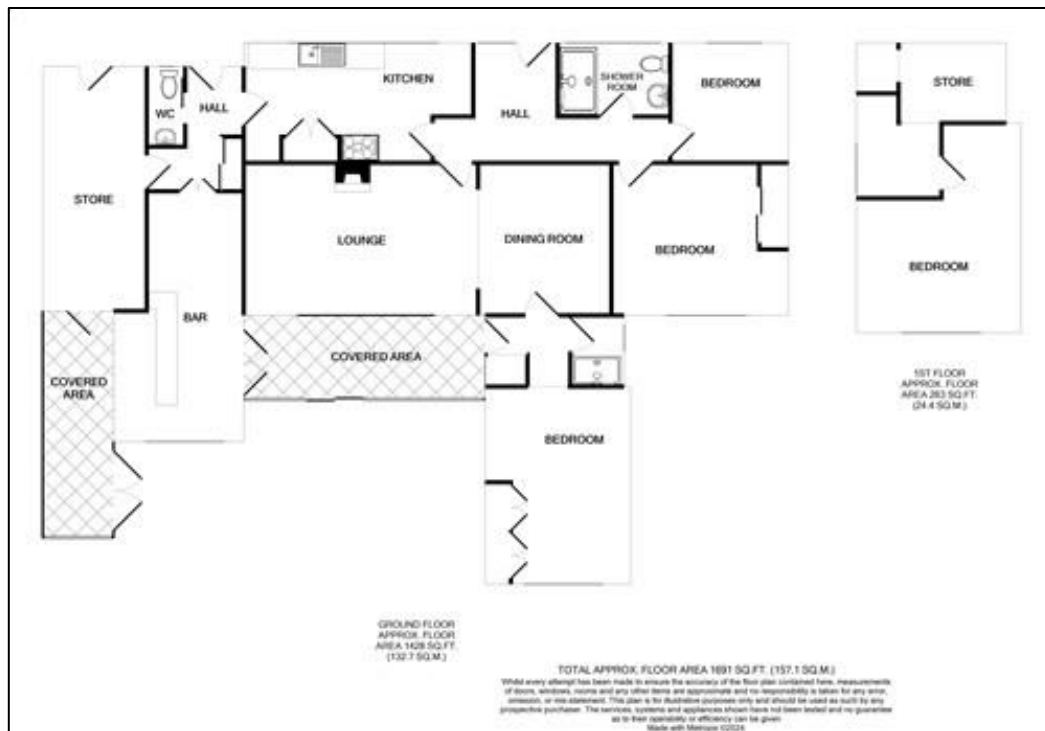
**MONEY LAUNDERING**

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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