



Carharrack

A superb, spacious family home
Set in the heart of this popular village
Well presented and maintained throughout
UPVC double glazing, independent electric heating
Fabulous re-fitted kitchen in contrasting colours
Two large reception rooms with patio doors
Principal bedroom with dressing room and en-suite shower
Three further bedrooms, luxury bathroom/wc
Integral garage and multiple driveway parking
Delightful manageable and sunny gardens with patio



Guide £350,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7060



A great opportunity to own this superb and extremely spacious, four bedroom end of terrace family home which is set in a cul-de-sac in the heart of this popular village of Carharrack which is conveniently positioned on the Truro, Redruth, Falmouth triangle with good access by road to the surrounding villages, the A30 trunk road and miles of beautiful countryside.

Our clients have enjoyed the past decade here and during that time they have created a perfect large family home which has been extended and fitted with imagination and style which is hard to find in this price range.

A cleverly designed two storey extension has almost doubled the size of the property providing spacious accommodation with plenty of space in the living areas which enjoy plenty of natural light through patio doors leading onto the garden.

Packed with features that will undoubtedly impress prospective new owners including UPVC double glazed windows and doors, modern independent electric ceramic radiators, an impressive and comprehensively fitted kitchen (2022) with contrasting high gloss units, two re-fitted bathrooms, a combination of hard wearing wood finish flooring and carpets, fitted wardrobes in the largest three bedrooms and white panelled internal doors.

The accommodation on the ground floor includes a reception hall, cloakroom/wc, a 24' dual aspect lounge, a 19' dining room and the aforementioned fitted kitchen. A staircase from the reception hall takes you to the first floor landing where you will find a principal bedroom with walk through dressing room and luxurious en-suite shower room, three further bedrooms (two with fitted wardrobes) and a well appointed family bathroom/wc combined. Outside the property there is an integral garage, multiple driveway parking and delightful sunny garden with a large paved patio area.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with frosted privacy panel to:

RECEPTION HALL

With hard wearing wood finish flooring, staircase to first floor, independent electric ceramic radiator, coved cornicing, coat hooks, white panelled internal doors leading to all principal rooms.

CLOAKROOM

Luxuriously appointed with a white suite comprising low flush wc, corner wash hand basin with contemporary chrome mixer tap, half tiled walls, recessed frosted double glazed window, ceramic tiled flooring, inset ceiling spotlights.

LOUNGE 7.39m (24'3") x 3.58m (11'9")

A delightful and bright dual aspect main reception room which has broad UPVC double glazed window and Venetian blinds overlooking the front, double glazed sliding patio door with matching side panel leading to the patio gardens, coved cornicing, independent electric ceramic radiator, TV aerial point, coved cornicing, two ceiling lights, fitted carpet.



DINING ROOM 6.02m (19'9") x 2.82m (9'3") plus 2.59m (8'6") x 0.81m (2'8")

A fabulous living/dining room with continued wood finish flooring, coved cornicing, independent electric ceramic radiator, TV aerial point, built-in dresser style unit with glazed display cupboard over, roll top work surfaces and storage below, archway to kitchen.



FITTED KITCHEN 3.73m (12'3") x 2.51m (8'3")

An impressive kitchen which was designed and fitted in 2022 and offering a comprehensive range of fitted wall and base units in contrasting white and midnight blue high gloss finish, wrap around work surfaces and metro tiling over, 1 1/2 bowl single drainer sink unit with chrome mixer tap, plumbing for washing machine, space for range style cooker, Russell Hobbs extractor hood over, coved cornicing, spotlights on tracking, space for under counter refrigerator/freezer, continued hard wearing wood finish flooring, UPVC double glazed window overlooking the rear garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING

Fitted carpet, deep airing cupboard with lagged copper cylinder, immersion and slatted shelving.

PRINCIPAL BEDROOM 3.58m (11'9") x 3.56m (11'8") plus door recess.

A lovely main bedroom which has broad UPVC double glazed windows overlooking the front aspect, a fitted carpet, coved cornicing, inset ceiling spotlights, archway to **WALK-THROUGH DRESSING AREA** with fitted wardrobe cupboards on either side both with hanging space and shelving, coved cornicing, spotlights, white panelled internal door to:



EN-SUITE SHOWER ROOM

Luxuriously appointed with a white suite comprising panelled bath, contemporary chrome mixer tap and hand shower, 3/4 tiled walls, separate large corner shower cubicle, Triton thermostatically controlled electric shower and curved sliding screen, china wash hand basin set on a high gloss white vanity unit, low flush wc, mirrored bathroom cabinet, recessed frosted double glazed windows and roller blind, hard wearing wood finish flooring, inset ceiling spotlights, chrome ladder style heated towel rail.



BEDROOM TWO 3.28m (10'9") x 2.64m (8'8") plus door recess 0.86m (2'10") x 0.81m (2'8")

Again with broad UPVC double glazed window overlooking the front aspect, independent electric ceramic radiator, coved cornicing, fitted carpet, built-in wardrobe cupboards with hanging space and shelving, white panelled internal door.



BEDROOM THREE 3.15m (10'4") x 2.62m (8'7") plus door recess 1.40m (4'7") x 0.81m (2'8")

Another bright bedroom enjoying a pleasant outlook through UPVC double glazed windows overlooking the garden and beyond, independent electric ceramic radiator, fitted carpet, large floor-to-ceiling, double fitted wardrobe cupboard with mirrored sliding doors and shelving alongside, white panelled internal door.



BEDROOM FOUR 2.69m (8'10") x 2.69m (8'10")

A respectable single bedroom with double glazed window and Venetian blind overlooking the front aspect, fitted carpet, independent electric ceramic radiator, coved cornicing, white panelled internal door.

FAMILY BATHROOM

Luxuriously appointed with a white suite comprising panelled bath with contemporary chrome mixer tap and hand shower, Mira Jump thermostatically controlled electric shower and fully tiled surround, chrome ladder style heated towel rail, china wash hand basin and contemporary chrome mixer taps set on a high gloss white vanity unit and incorporated low flush wc alongside, vinyl flooring, recessed frosted double glazed window, mirrored bathroom cabinet, coved cornicing, inset ceiling spotlights, white panelled internal door.



OUTSIDE

INTEGRAL GARAGE 5.00m (16'5") x 2.51m (8'3")

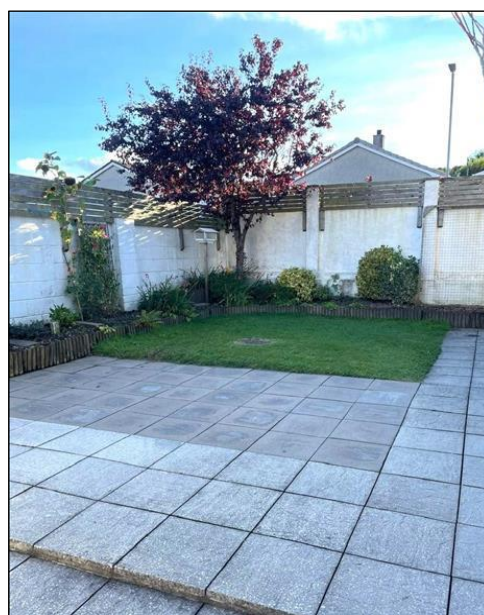
With light and power, up and over door and personal door on the side.

PARKING

The house is approached via a wide driveway with curved wall and this provides ample parking for three family sized vehicles.

GARDENS

A gateway to the right hand side of the house leads onto a paved pathway with raised flowerbeds to the right hand side and this opens to a delightful sunny, secluded garden which has an extensive paved patio area, ideal for relaxing and entertaining your family and friends, raised well stocked flowerbeds and a small area of lawn. The garden has an outside cold water supply and external covered power points.



COUNCIL TAX Band C.

SERVICES Mains drainage, water and electricity.

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.

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.

